

PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

SCHEDULE OF PLAN SET DRAWINGS:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 OVERALL LOTTING PLAN
- 4 SITE PLAN I
- 5 SITE PLAN II
- 6 SITE PLAN III
- 7 SITE PLAN IV
- 8 SITE PLAN V
- 9 SITE PLAN VI
- 10 ROADWAY A PLAN & PROFILE
- 11 ROADWAY A PLAN & PROFILE
- 12 ROADWAY B PLAN & PROFILE
- 13 ROADWAY B & A1 PLAN & PROFILE
- 14 CROSS-SECTIONS AND ALTERNATIVE LAYOUT
- 15 SOIL TEST LOGS
- 16 CONVENTIONAL LOTTING PROOF PLAN

ABBREVIATIONS

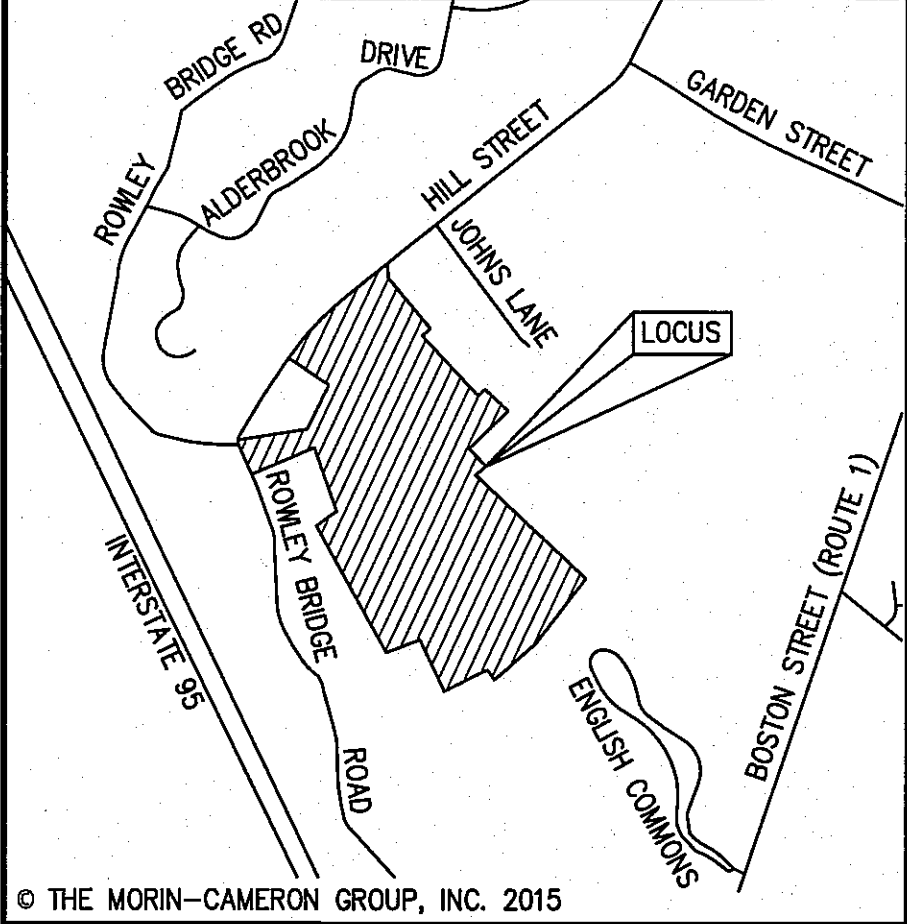
APPROX	APPROXIMATE	ISF	IRREGULAR SHAPE FACTOR
BIT	BITUMINOUS	LA	LOT AREA
BVW	BORDERING VEGETATED WETLAND	MIN	MINIMUM
CB	CATCH BASIN	N/F	NOW OR FORMERLY
CCB	CAPE COD BERM	NO	NUMBER
CONC	CONCRETE	OHV	OVERHEAD WIRES
DI	DUCTILE IRON	PROP	PROPOSED
DIA	DIAMETER	REQ'D	REQUIRED
DMH	DRAIN MANHOLE	RET	RETAINING
DOC	DOCUMENT	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SGC	SLOPED GRANITE CURB
ELEV	ELEVATION	ST	STREET
EXIST	EXISTING	TBD	TO BE DETERMINED
FA	FOOTPRINT AREA	TP	TEST PIT
FT	FEET	TYP	TYPICAL
HDP	HIGH DENSITY POLYETHYLENE	WF	WETLAND FLAG

LEGEND

	EXISTING	PROPOSED
CONTOURS		
MAJOR	100	100
MINOR	98	98
OVERHEAD ELECTRIC SERVICE	OHV	OHV
WATER MAIN OR SERVICE	W	W
DRAIN PIPE	D	D
CATCH BASIN	CB	CB
DRAIN MANHOLE	DMH	DMH
WATER GATE	WG	WG
UTILITY POLE	UP	UP
FIRE HYDRANT	FH	FH
STREET LIGHT	SL	SL
TREE	T	T
FENCE	F	F
PROPERTY BOUNDARY	PB	PB
TREELINE	TL	TL
LIMIT OF BVW	LBVW	LBVW
100' WETLAND BUFFER	WB	WB
STONE WALL	SW	SW
DRIVEWAY	DV	DV

LOCUS MAP:

1" = 600'



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OWNERS:

116 HILL STREET (TAX MAP 68, LOT 47):
KAREN L. & PAUL S. JOHNSON
116 HILL STREET
TOPSFIELD, MA 01983
(DEED BOOK 13754 PAGE 188)

120 HILL STREET (TAX MAP 68, LOT 48):
JAMES W. & DEBRA L. DIBENEDETTO
120 HILL STREET
TOPSFIELD, MA 01983
(DEED BOOK 23054 PAGE 343)

APPLICANT:

NEW MEADOWS DEVELOPMENT, LLC
69 NORTH MAIN STREET
MIDDLETON, MA 01949

PARCEL AREA:

116 HILL STREET: 596,500 SF± (13.7 ACRES)
120 HILL STREET: 2,343,600 SF± (53.8 ACRES)
TOTAL AREA: 2,940,100± S.F. (67.5 ACRES)

SUBDIVISION WAIVERS REQUESTED:

	SECTION	REQUIRED	PROVIDED
1. MODIFY TYPICAL CROSS SECTION	5.1.2		
2. DEAD-END STREET	5.1.4.a	650 LF	2,158 LF

ZONING TABLE FOR OUTLYING RESIDENTIAL & AGRICULTURAL DISTRICT (ORA) & OPEN SPACE BYLAW

DESCRIPTION	ORA REQUIREMENT	OPEN SPACE REQUIREMENT
LOT AREA (LA)	87,120 SF	43,560 SF
FRONTAGE	200 FT.	80 FT. (1)
LOT DEPTH	200 FT. AVERAGE	200 FT. AVERAGE
LOT WIDTH	160 FT.	130 FT.
FRONT SETBACK	20 FT.	20 FT.
SIDE SETBACK	20 FT.	20 FT.
REAR SETBACK	40 FT.	40 FT.
MAXIMUM HEIGHT/STORIES	35 FT./2.5	35 FT./2.5
MAXIMUM BUILDING AREA	15%	15%
MINIMUM OPEN SPACE	50%	50%
MINIMUM BUILDABLE AREA (BA)	30,000 SF	20,000 SF

NOTES:

- 50 FT. ON CUL-DE-SAC PROVIDED 130 FT IS PROVIDED BETWEEN LOT LINES AT THE DWELLING.

GENERAL NOTES:

- ELEVATIONS BASED ON NGVD 1929.
- TOPOGRAPHIC FEATURES AND LOCATIONS WERE OBTAINED FROM TOPSFIELD GIS DATA, AND SUPPLEMENTED WITH DATA FROM A PARTIAL FIELD SURVEY PERFORMED BY THE MORIN-CAMERON GROUP INC. IN JULY 2015.
- WETLAND RESOURCE AREAS WERE FLAGGED BY DEROSA ENVIRONMENTAL CONSULTING INC. AND LOCATED BY THE MORIN-CAMERON GROUP INC. IN JULY 2015. SEE APPROVED "PLAN TO ACCOMPANY ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION 116-120 HILL STREET, TOPSFIELD, MASSACHUSETTS" PREPARED BY THE MORIN-CAMERON GROUP INC. ON AUGUST 5, 2015, DEP FILE NUMBER 307-0725 APPROVED BY THE TOPSFIELD CONSERVATION COMMISSION ON SEPTEMBER 9, 2015.
- PROPERTY LINE INFORMATION COMPILED FROM VARIOUS PLANS AND DEEDS AND SHOULD BE CONSIDERED APPROXIMATE.
- THIS PLAN HAS BEEN PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF FILING A PRELIMINARY SUBDIVISION APPLICATION. IT IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.

ANTICIPATED PERMITS:

- DEFINITIVE SUBDIVISION
- OPEN SPACE SPECIAL PERMIT
- TOPSFIELD STORMWATER AND EROSION CONTROL PERMIT
- SCENIC ROAD PERMIT
- EPA NPDES PERMIT

COVER SHEET

DRAWING NO.

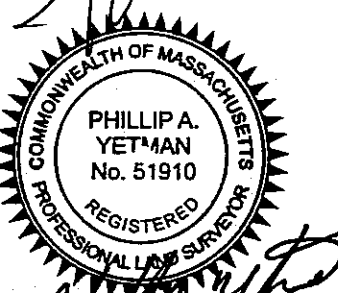
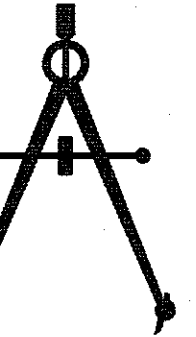
1 OF 16

PROJ. #3352
DRAWING: 3352 MAIN

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

DATE: SEPTEMBER 10, 2015
ZONING DISTRICT: OUTLYING RESIDENTIAL AND AGRICULTURAL (ORA)

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
 447 BOSTON STREET - U.S. ROUTE 1, TOPSFIELD, MASSACHUSETTS 01983
 P: 978-887-8586, F: 978-887-3480, W: WWW.MORINCAMERON.COM



L.S.

PLAN REFERENCES:

- 1.) PLAN BOOK 20 PLAN 35
- 2.) PLAN BOOK 162 PLAN 16
- 3.) PLAN BOOK 286 PLAN 38
- 4.) PLAN BOOK 291 PLAN 62
- 5.) PLAN BOOK 310 PLAN 69

1.) DEED BOOK 23054 PAGE 343 (120 HILL ST)
2.) DEED BOOK 13754 PAGE 188 (116 HILL ST)

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2 OF 16

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DRAWING: 3352 MAIN

PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

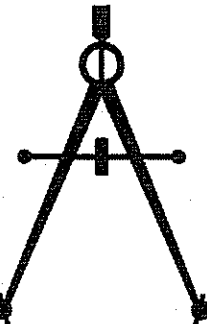
AT
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(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

DATE: SEPTEMBER 10, 2015
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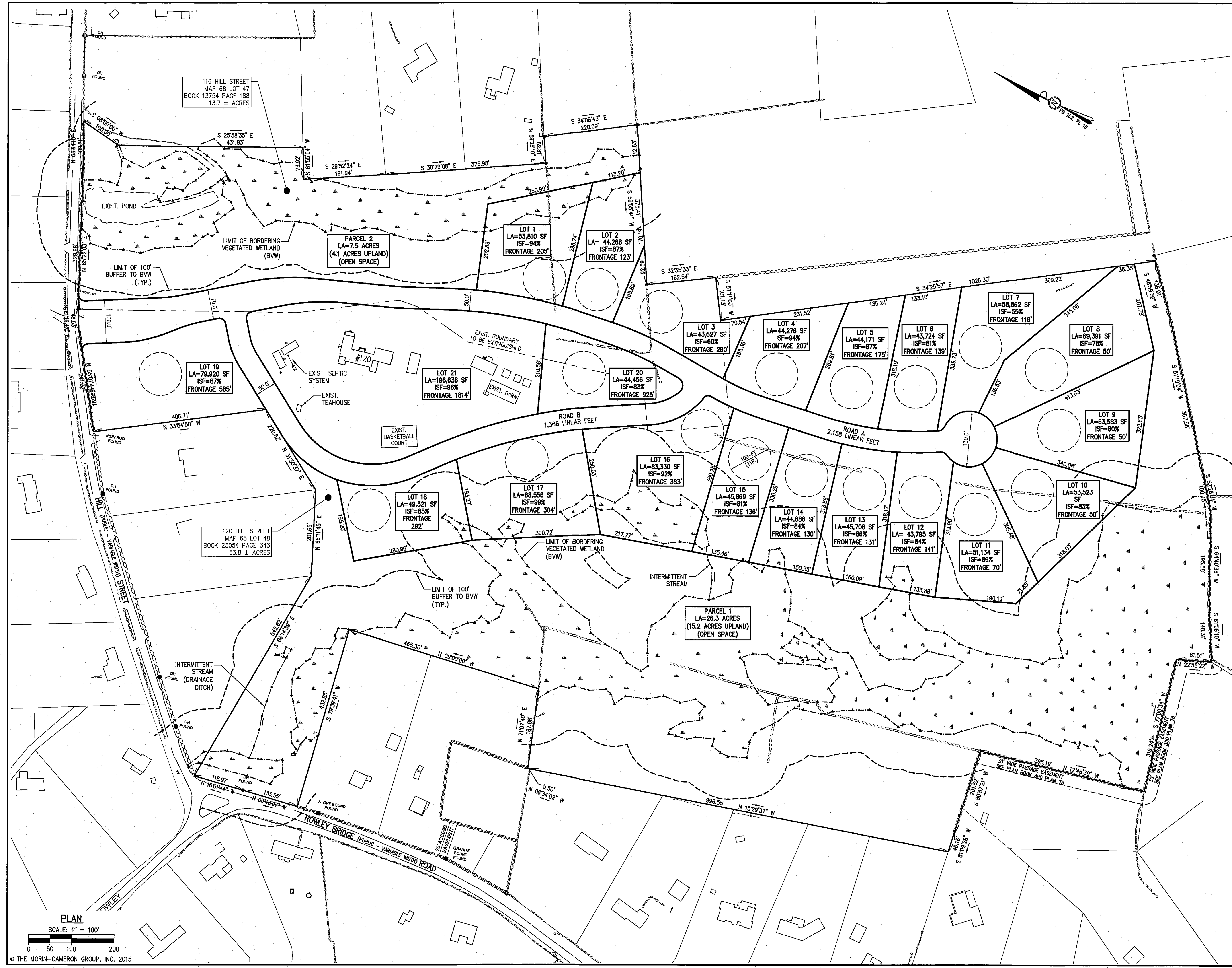
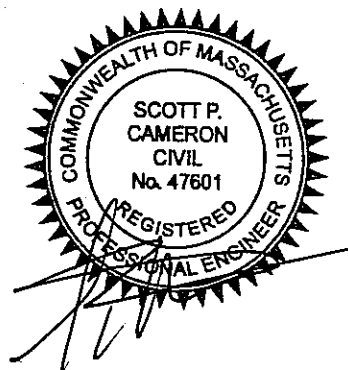
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LOTING PLAN DESIGN NOTES:

1. AVERAGE LOT SIZE = 54,000± SF (LOTS 1-20).
2. LOT 21 - EXISTING DWELLINGS AND ACCESSORY STRUCTURES LOCATED AT 120 HILL STREET TO REMAIN.
3. ROAD PARCEL CONSISTS OF 4.61± ACRES.
4. OPEN SPACE PROVIDED = 33.8± ACRES (50.1% OF TRACT).



PLAN
SCALE: 1" = 100'
0 50 100 200
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**OVERALL
LOTING PLAN**
DRAWING NO.
3 OF 16
PROJ. #3352
DRAWING: 3352 MAIN

PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

AT
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(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

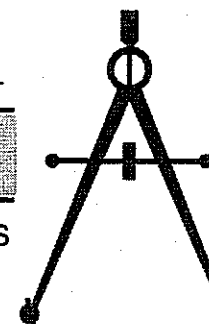
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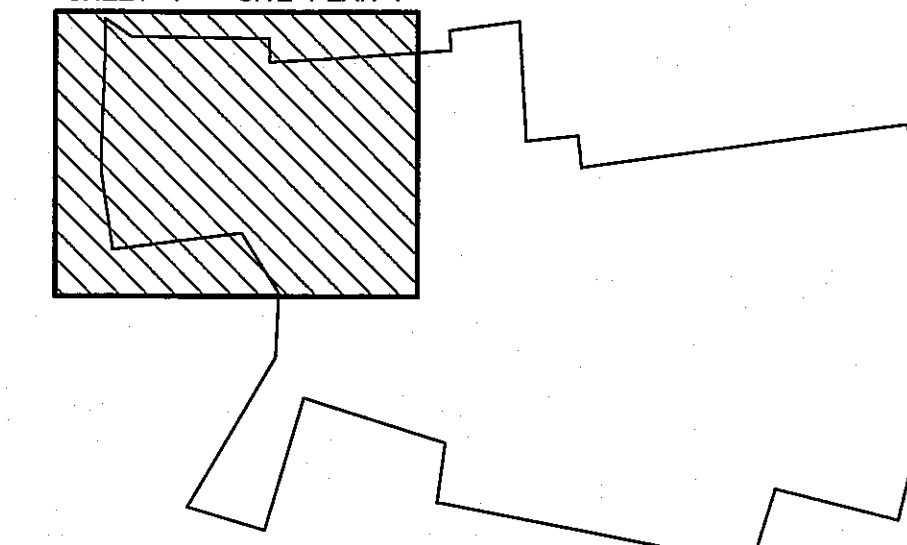
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CURVE	ARC LENGTH	RADIUS
C1	25.11'	15.00'
C2	94.26'	300.00'
C3	48.43'	300.00'
C4	23.56'	15.00'
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C6	353.71'	250.00'
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C31	90.02'	1250.00'
C32	149.08'	500.00'

SHEET 4 - SITE PLAN I

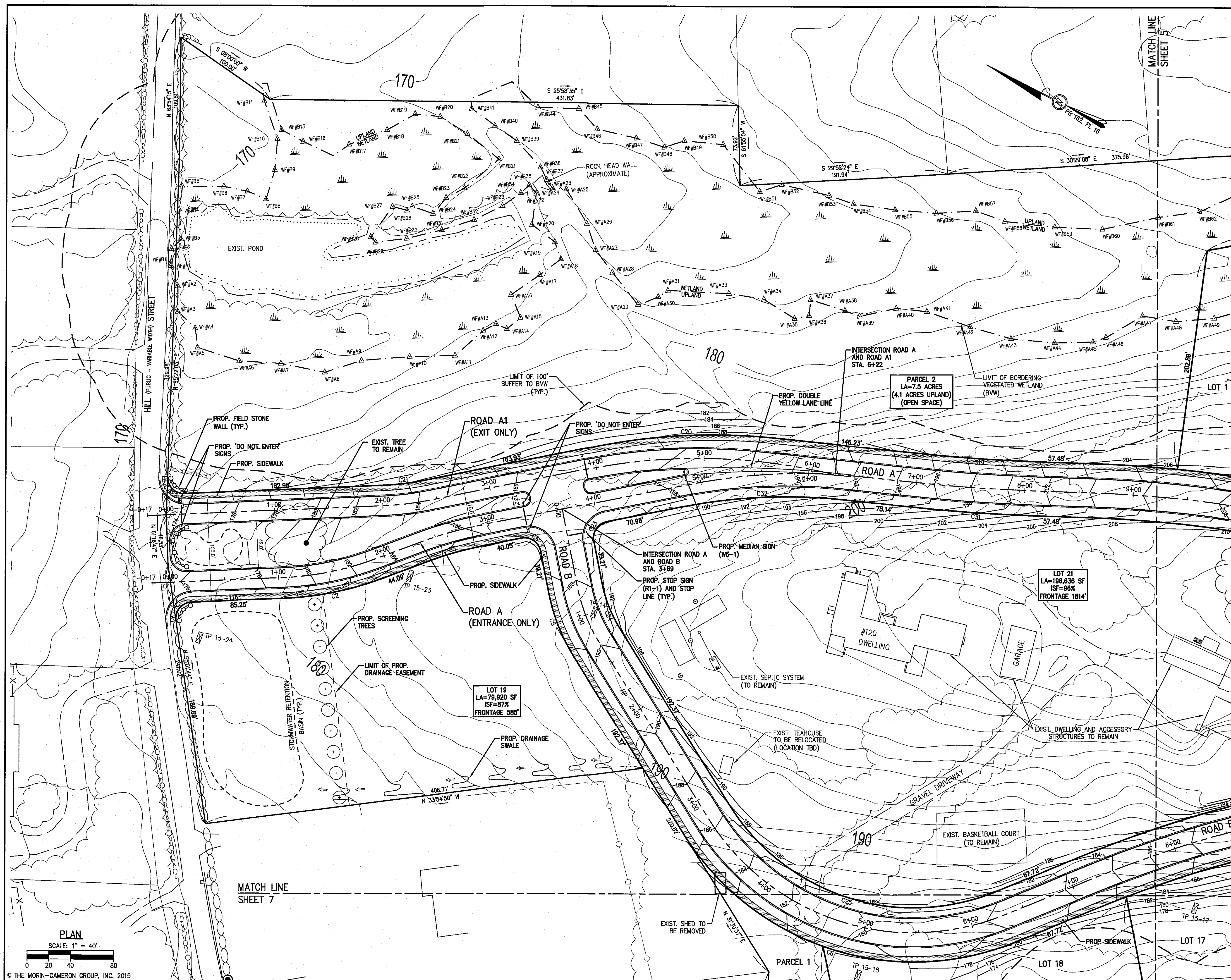


SITE PLAN I

DRAWING NO.

4 OF 16

PROJ. #3352
DRAWING: 3352 MAIN



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AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

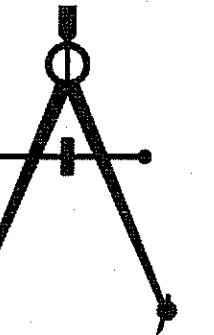
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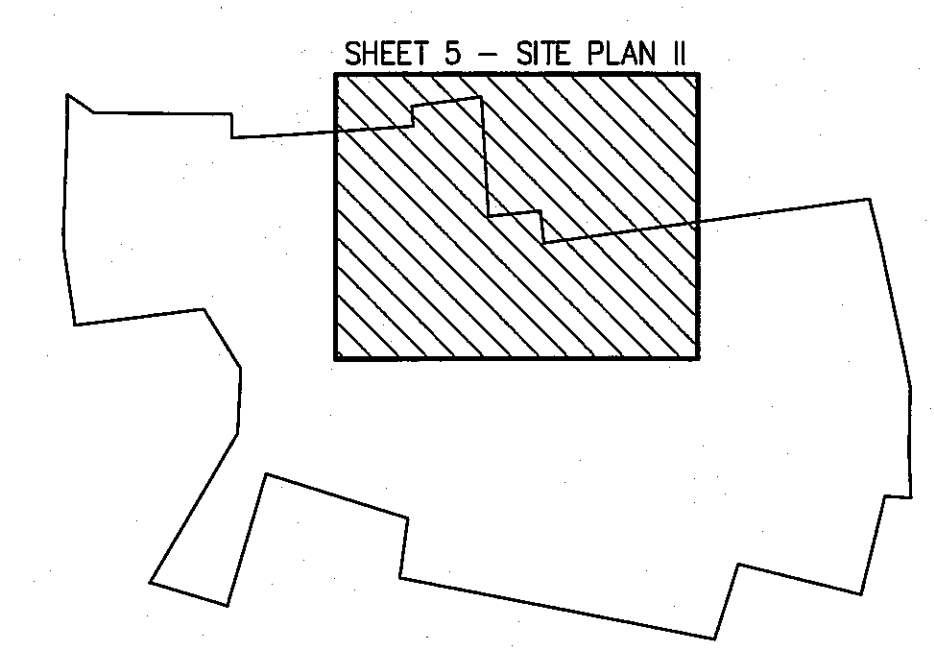
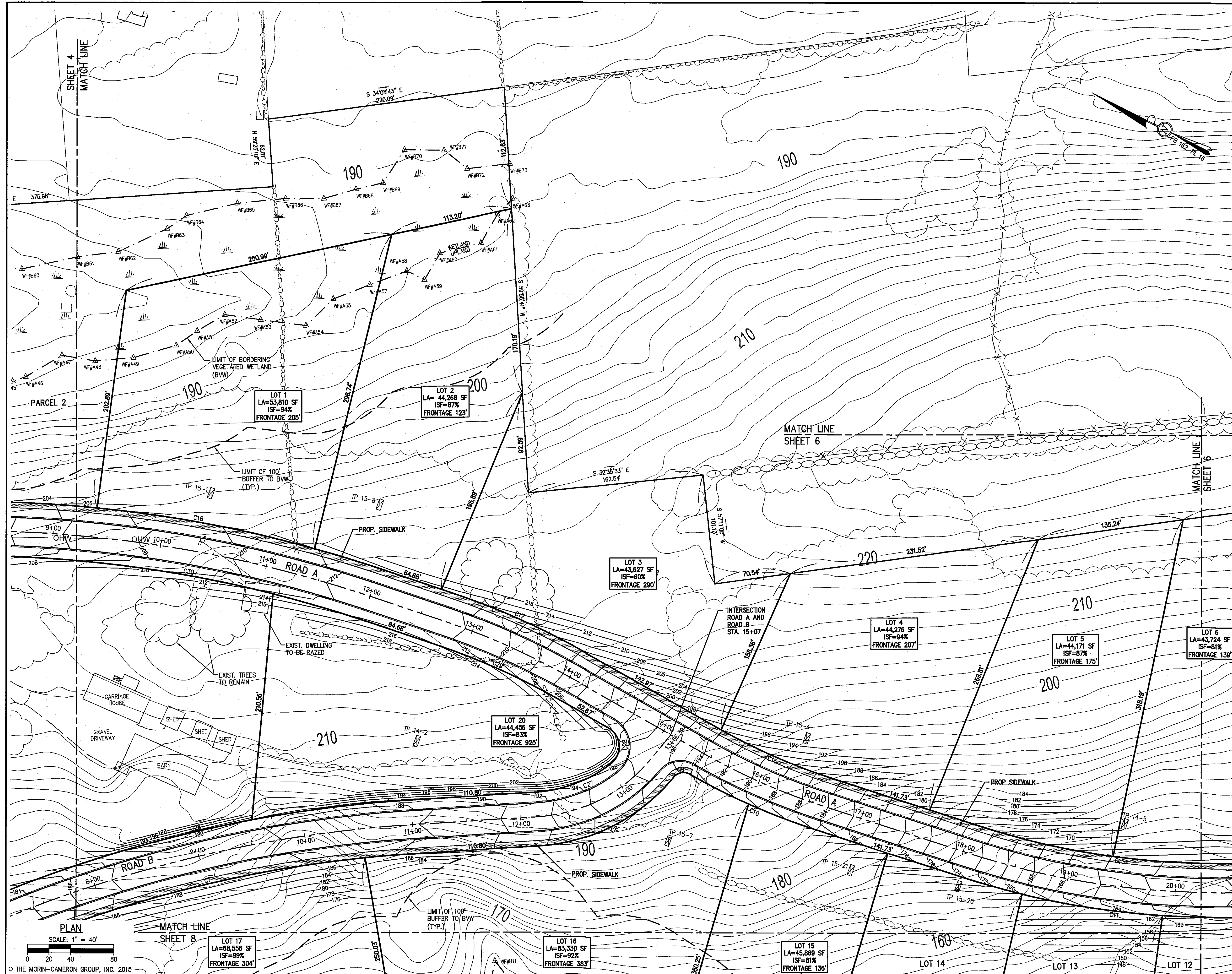
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C32	149.08'	500.00'



SITE PLAN II

DRAWING NO.
5 OF 16

PROJ. #3352
DRAWING: 3352 MAIN

PLAN
SCALE: 1" = 40'
0 20 40 80
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PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

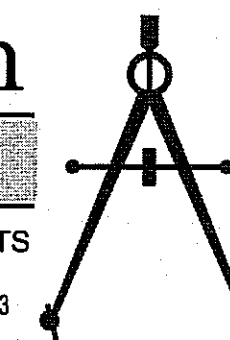
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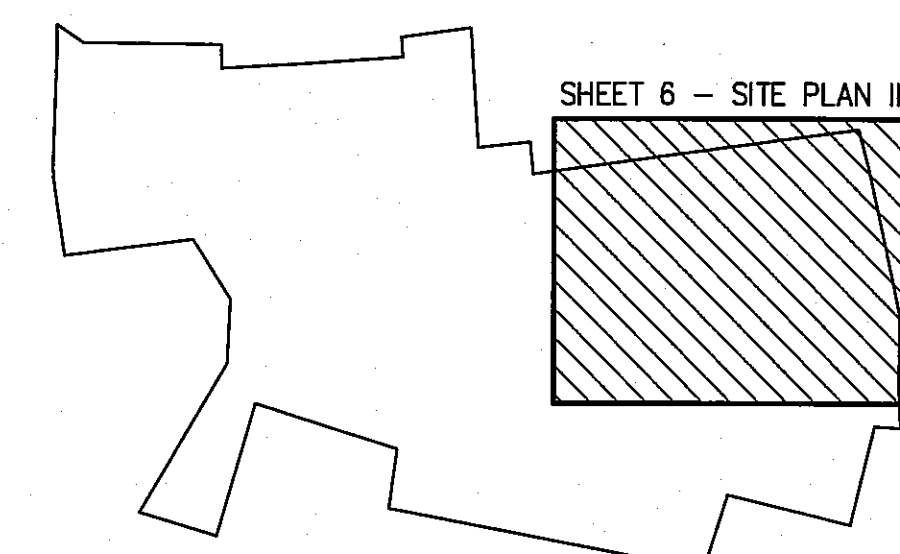
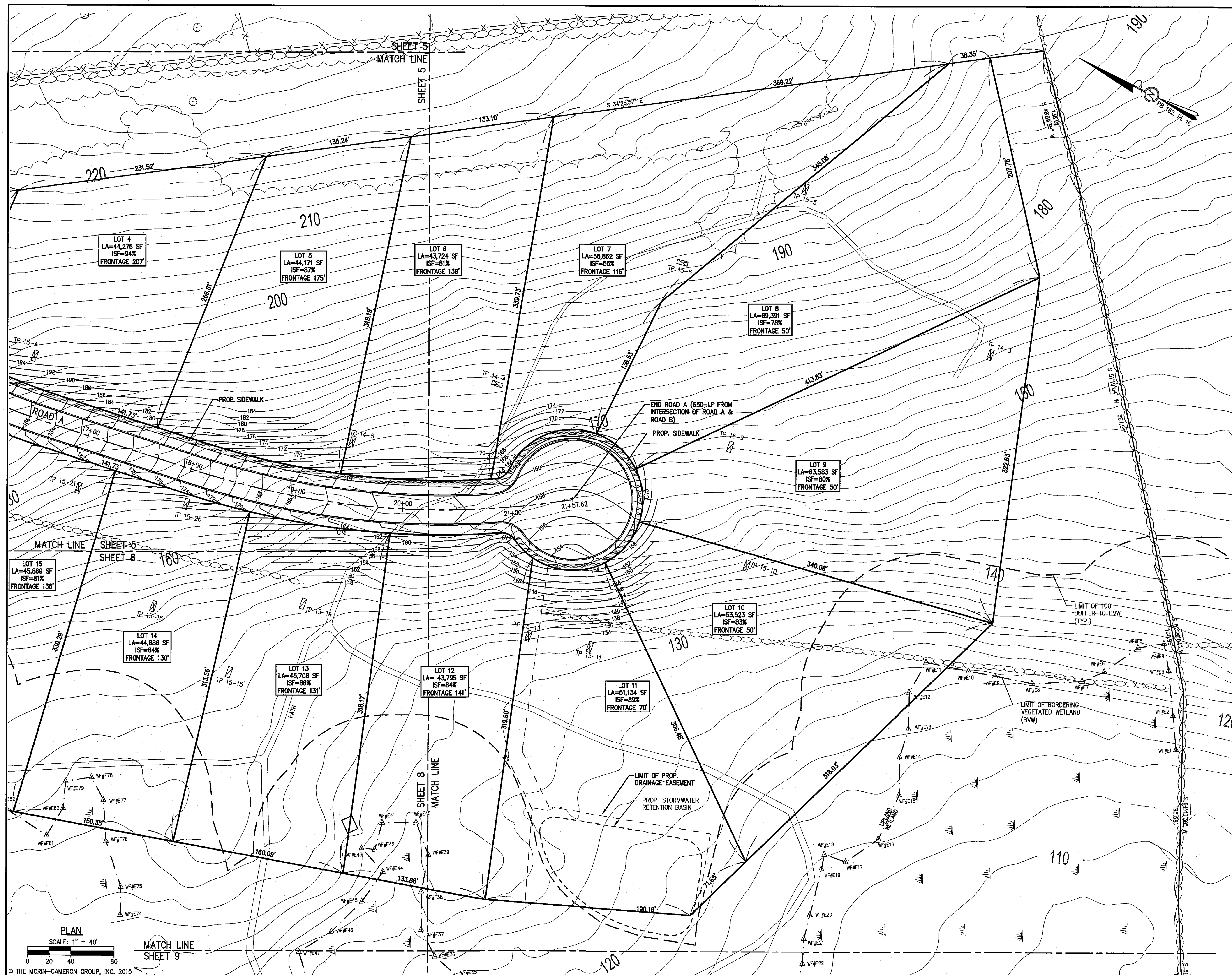
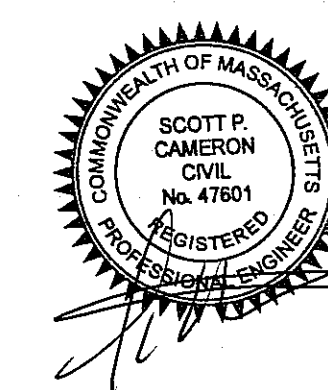
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SITE PLAN III

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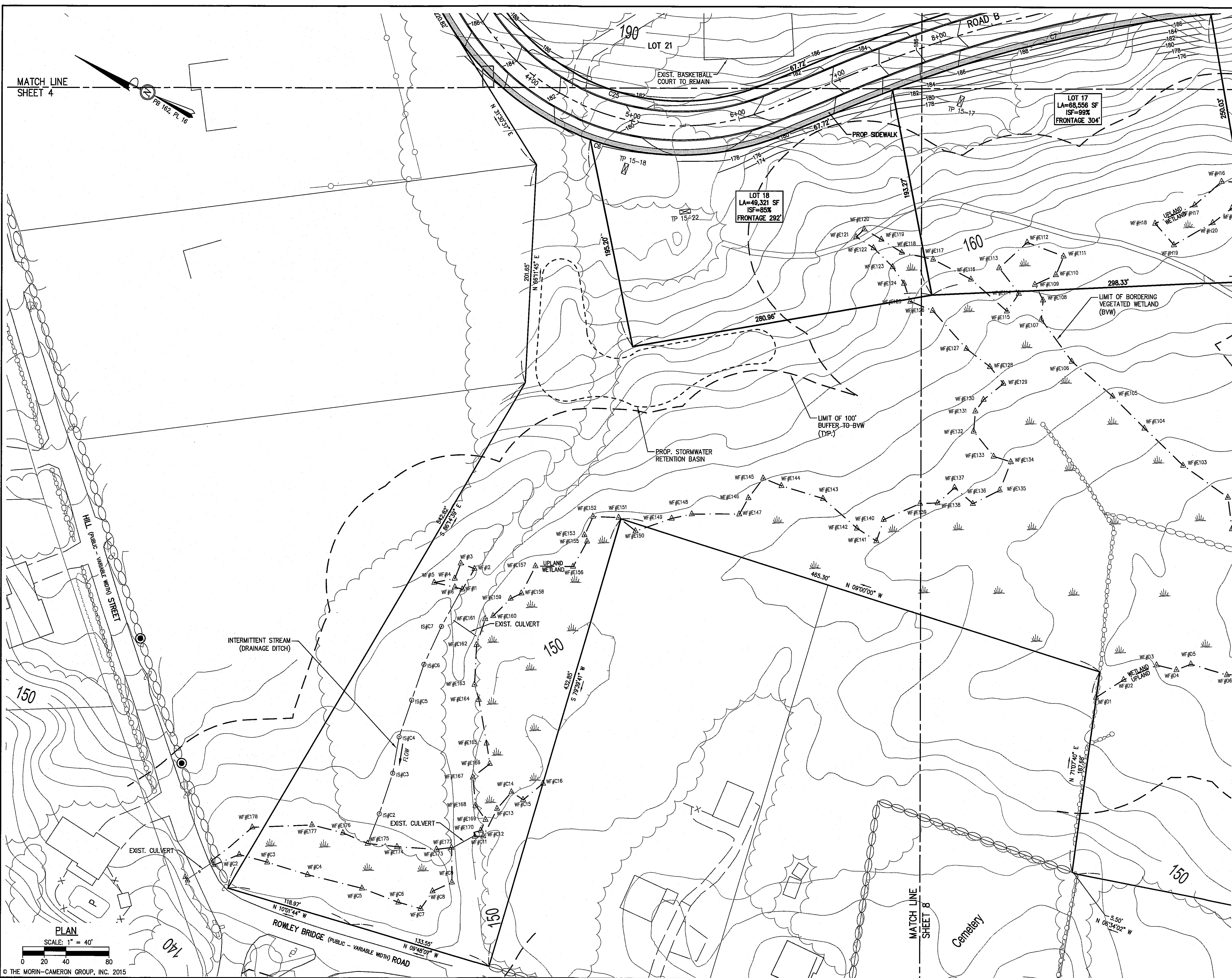
6 OF 16

PROJ. #3352
DRAWING: 3352 MAIN

PLAN

SCALE: 1" = 40'

MATCH LINE
SHEET 9



PRELIMINARY OPEN SPACE
DEVELOPMENT PLAN

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

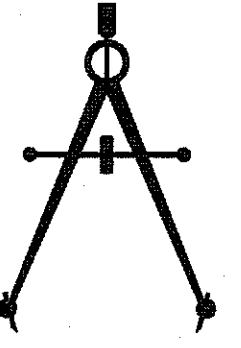
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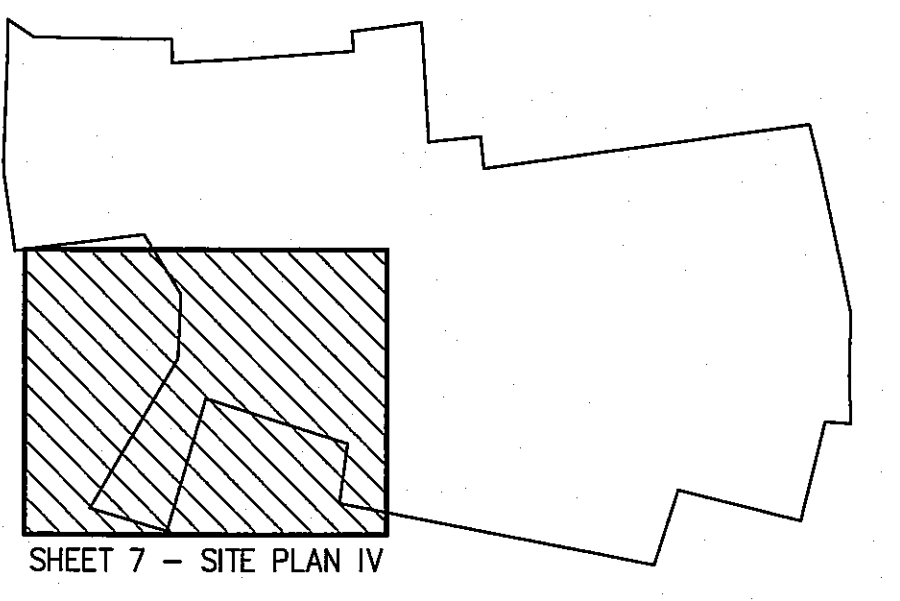
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SITE PLAN IV

DRAWING NO.

7 OF 16

PLAN
SCALE: 1" = 40'

0 20 40 80

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DRAWING: 3352 MAIN

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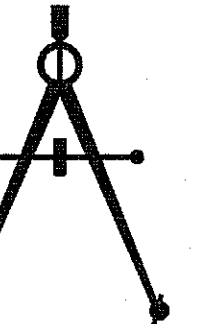
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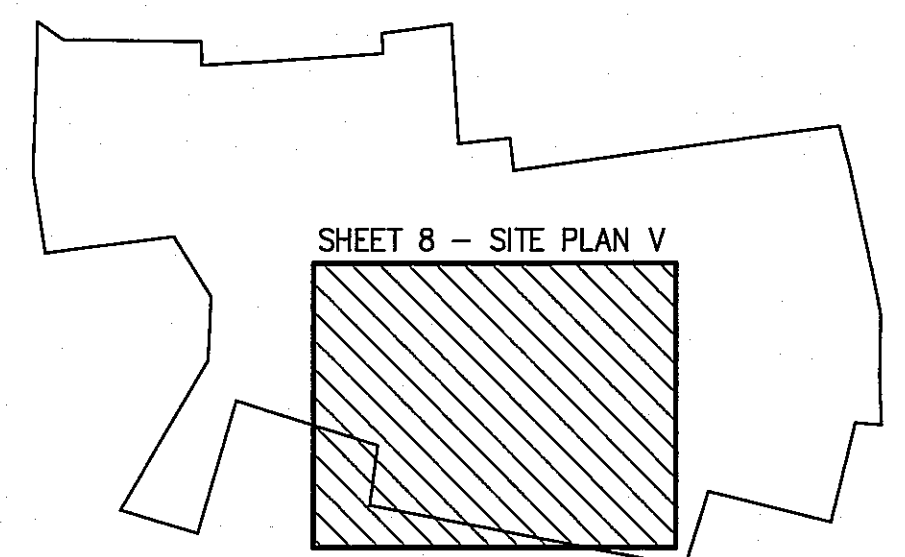
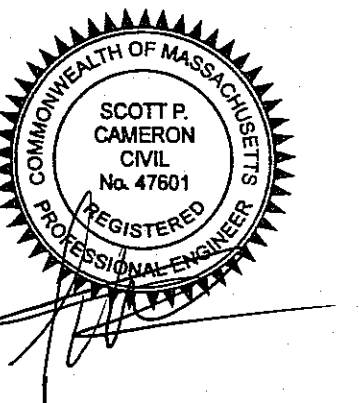
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C12	15.50'	15.00'
C13	340.33'	65.00'
C14	15.98'	15.00'
C15	273.58'	725.00'
C16	112.11'	550.00'
C17	139.82'	725.00'
C18	351.98'	1200.00'
C19	86.42'	1200.00'
C20	163.98'	550.00'
C21	38.18'	250.00'
C22	24.72'	15.00'
C23	25.58'	15.00'
C24	45.09'	125.00'
C25	282.97'	200.00'
C26	409.69'	1200.00'
C27	76.73'	125.00'
C28	39.04'	20.00'
C29	130.18'	675.00'
C30	337.32'	1150.00'
C31	90.02'	1250.00'
C32	149.08'	500.00'

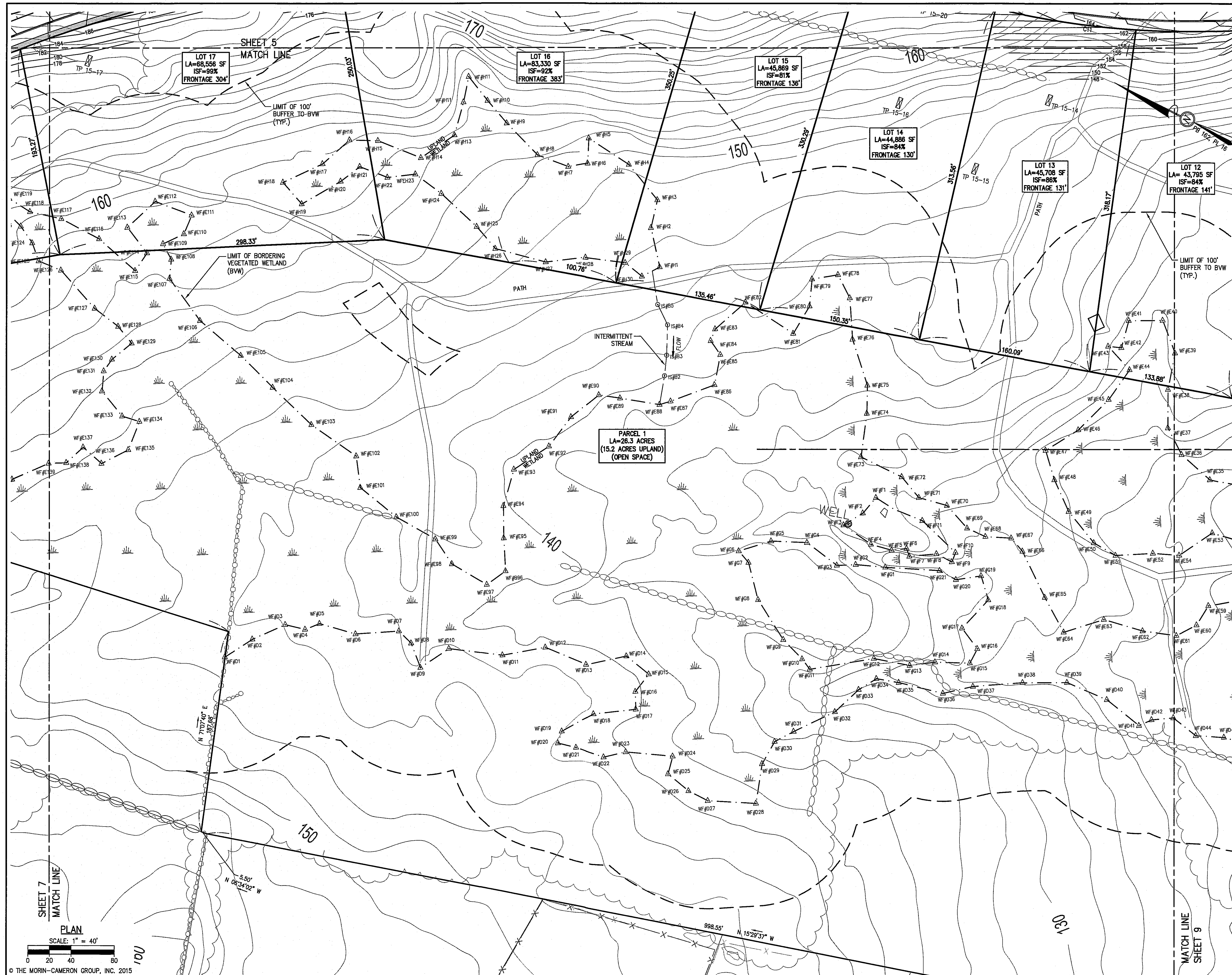


SITE PLAN V

DRAWING NO.

8 OF 16

PROJ. #3352
DRAWING: 3352 MAIN



PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

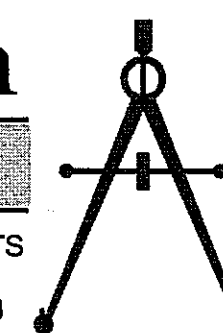
AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

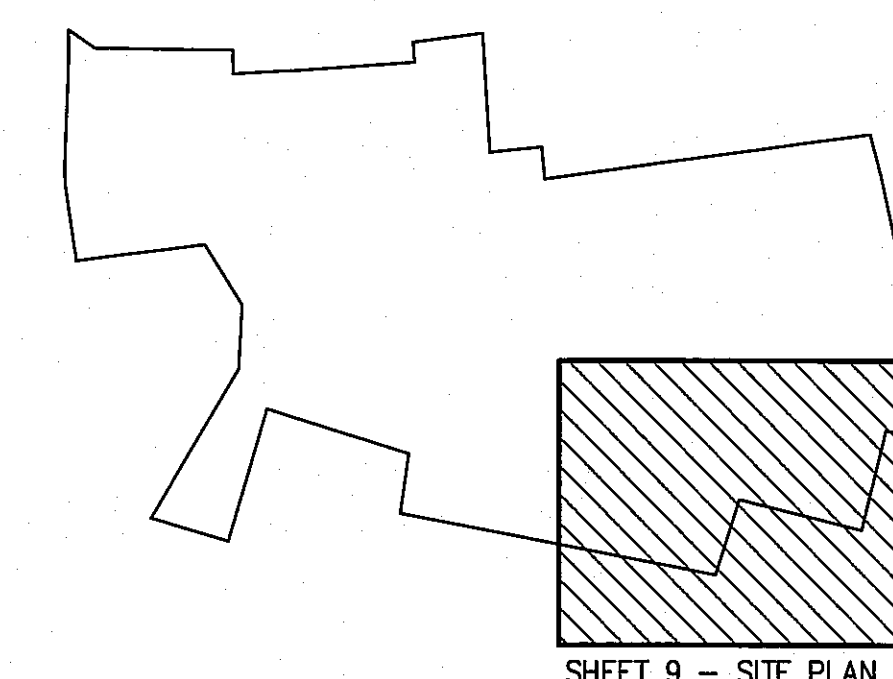
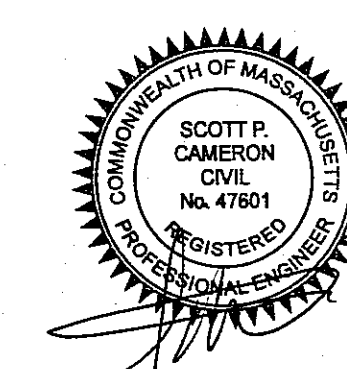
DATE: SEPTEMBER 10, 2015
ZONING DISTRICT: OUTLYING RESIDENTIAL AND
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CURVE	ARC LENGTH	RADIUS
C1	25.11'	15.00'
C2	94.26'	300.00'
C3	48.43'	300.00'
C4	23.56'	15.00'
C5	63.13'	175.00'
C6	353.71'	250.00'
C7	392.62'	1150.00'
C8	144.94'	175.00'
C9	16.91'	12.00'
C10	122.30'	600.00'
C11	293.84'	775.00'
C12	15.50'	15.00'
C13	340.33'	65.00'
C14	15.98'	15.00'
C15	273.58'	725.00'
C16	112.11'	550.00'
C17	139.82'	725.00'
C18	351.98'	1200.00'
C19	86.42'	1200.00'
C20	163.98'	550.00'
C21	38.18'	250.00'
C22	24.72'	15.00'
C23	23.56'	15.00'
C24	45.09'	125.00'
C25	282.97'	200.00'
C26	409.69'	1200.00'
C27	76.73'	125.00'
C28	39.04'	20.00'
C29	130.18'	675.00'
C30	337.32'	1150.00'
C31	90.02'	1250.00'
C32	149.08'	500.00'



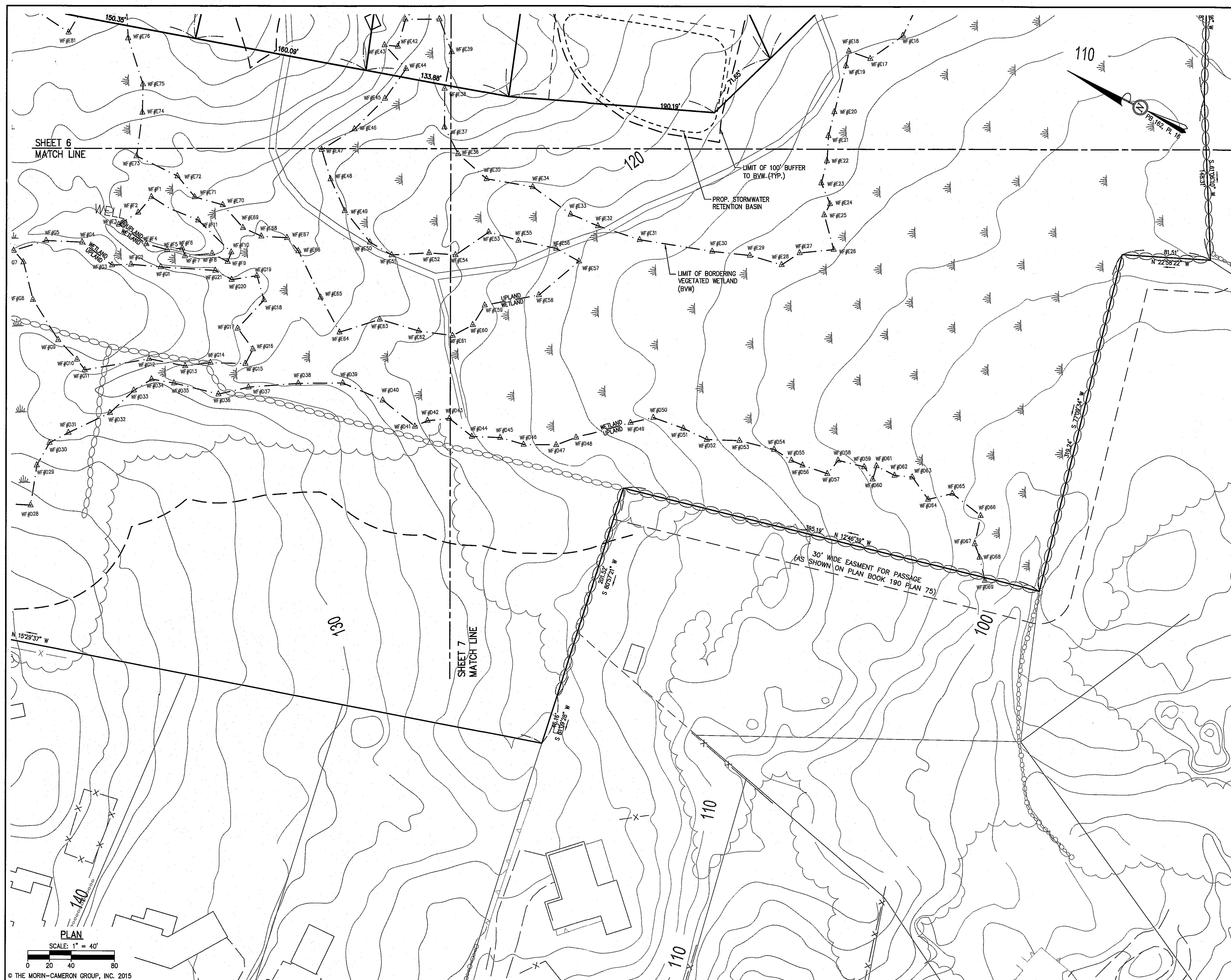
SHEET 9 - SITE PLAN VI

SITE PLAN VI

DRAWING NO.

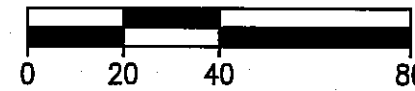
9 OF 16

PROJ. #3352
DRAWING: 3352 MAIN



PLAN

SCALE: 1" = 40'



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PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

AT
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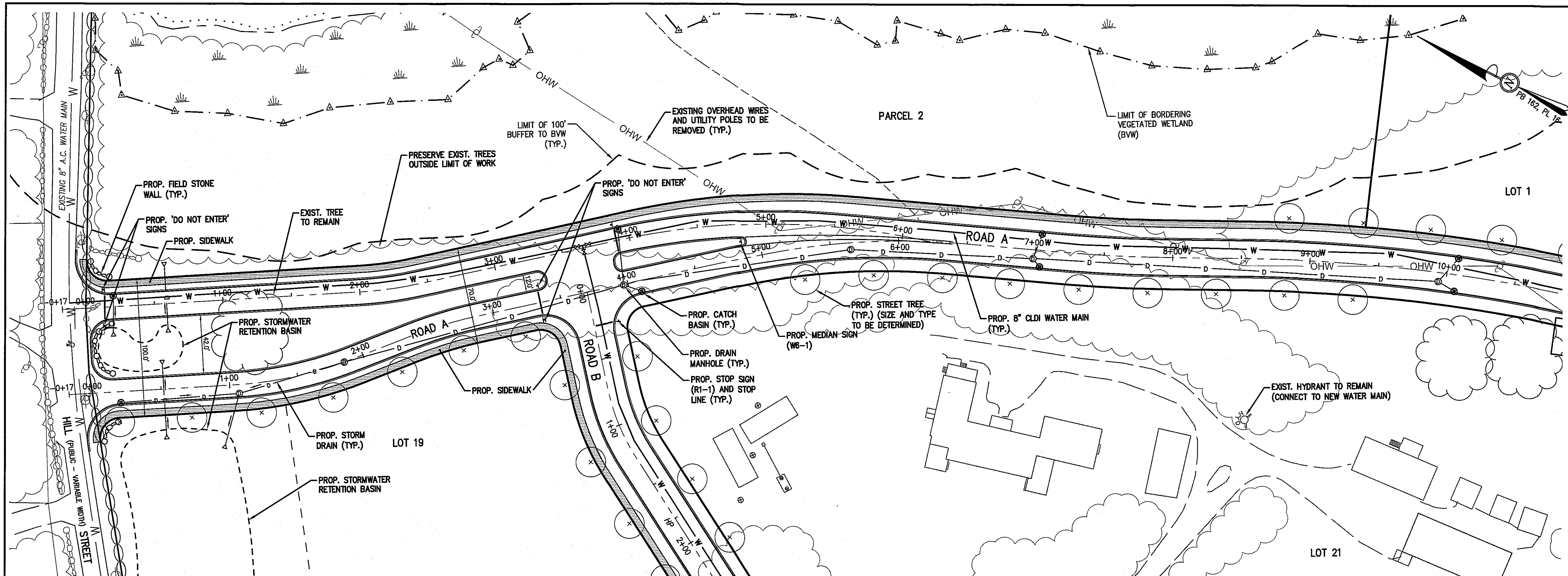
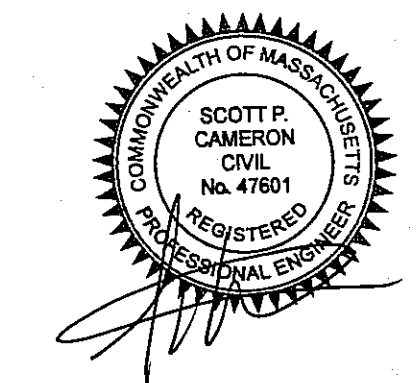
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DATE: SEPTEMBER 10, 2015

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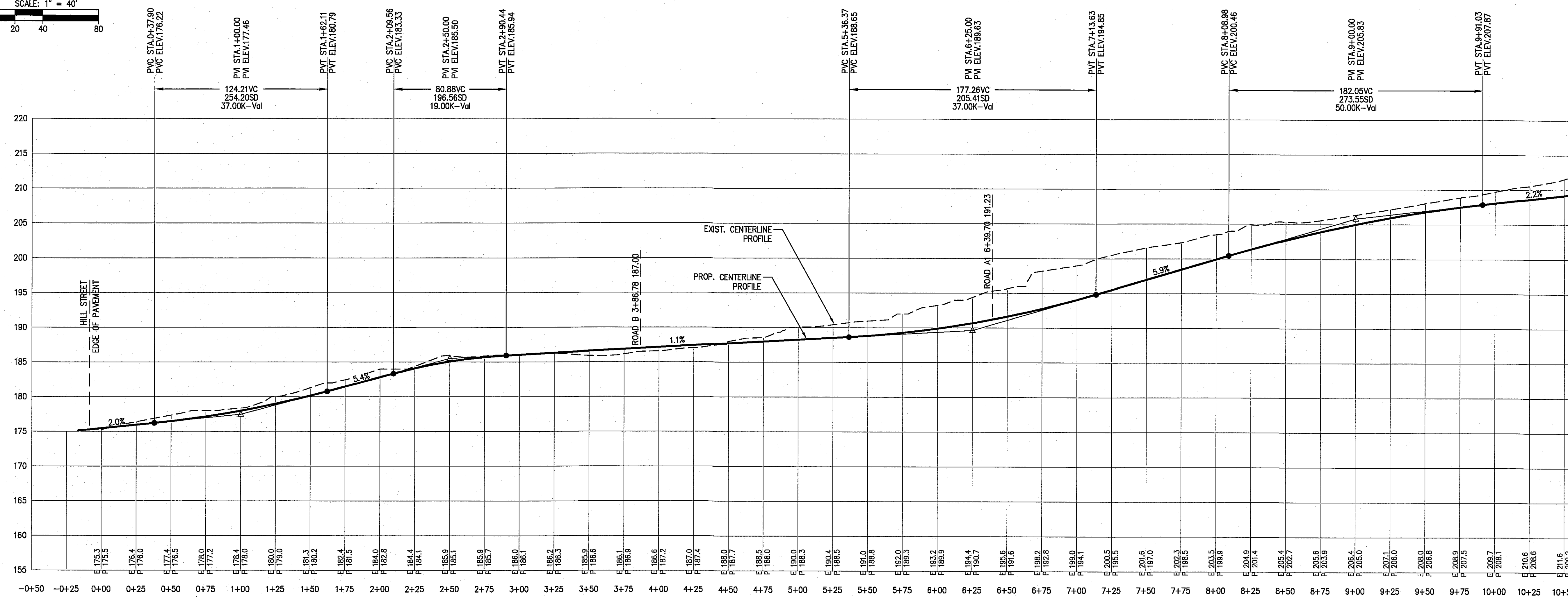
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PLAN

SCALE: 1" = 40'



PROFILE - ROAD A

SCALE: 1" = 40' HORIZONTAL
1" = 8' VERTICAL

ROADWAY A
PLAN & PROFILE

DRAWING NO.

10 OF 16

PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

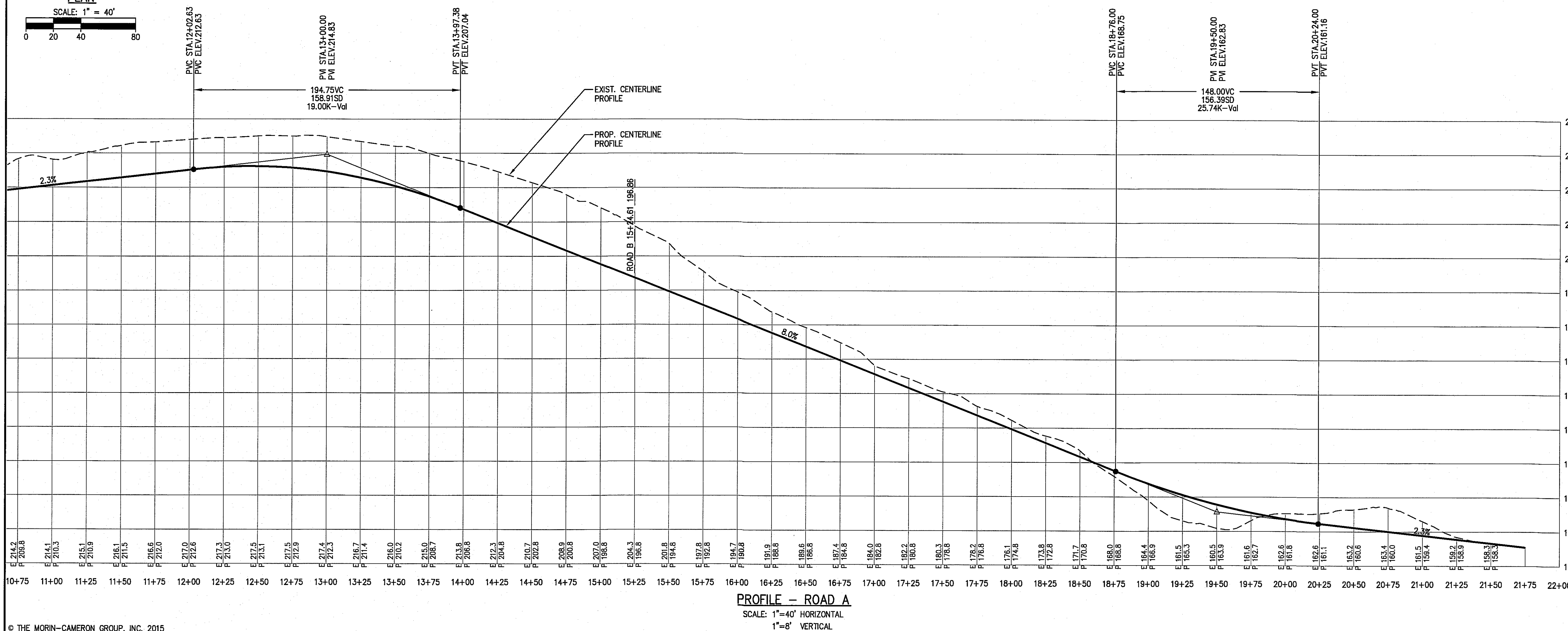
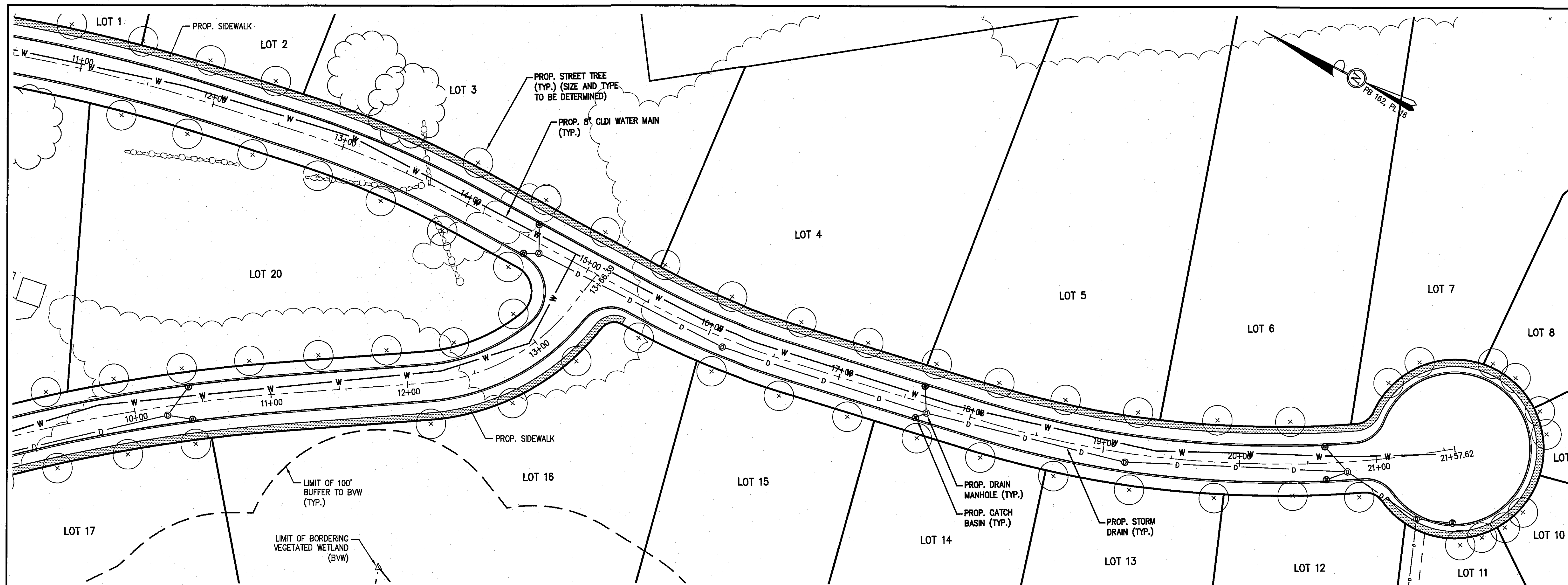
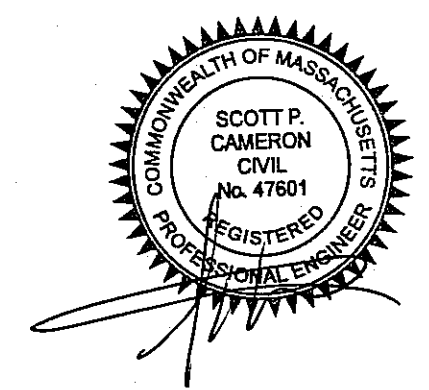
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ROADWAY A
PLAN & PROFILE

DRAWING NO.

11 OF 16

PROJ. #3352
DRAWING: 3352 MAIN

PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

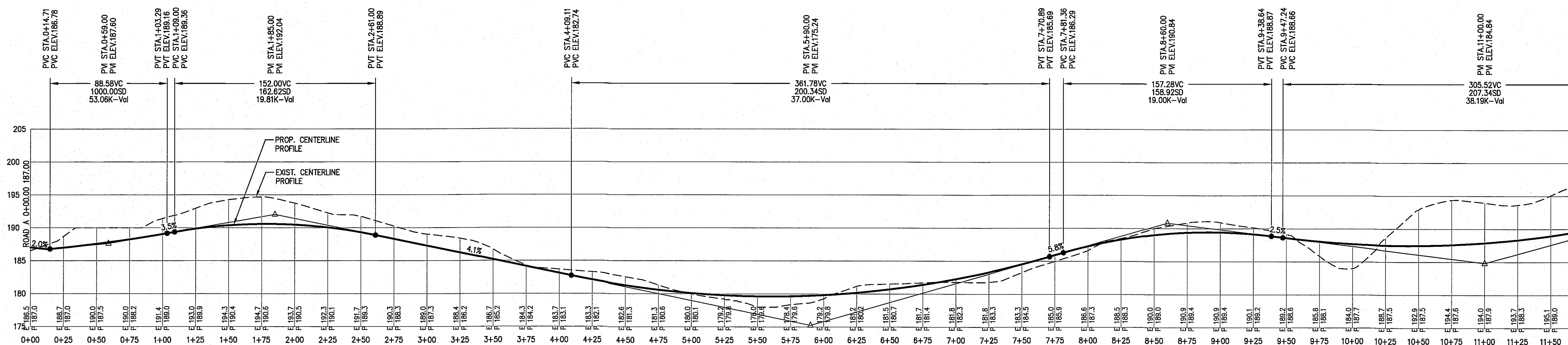
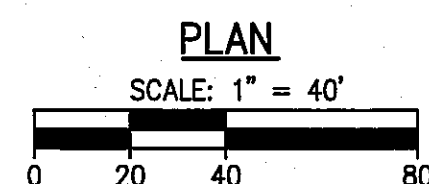
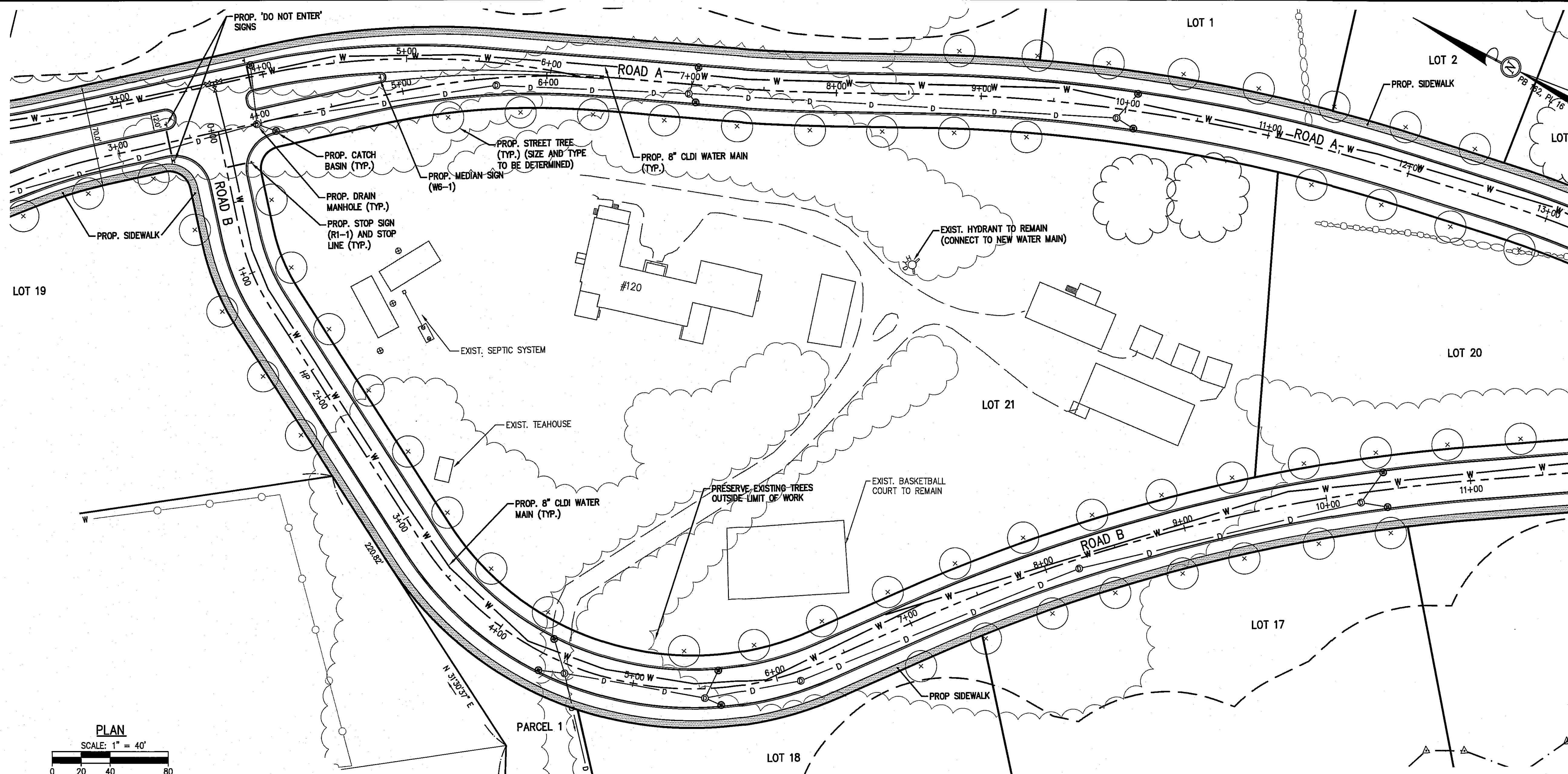
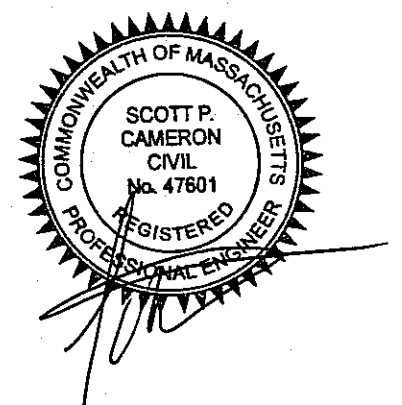
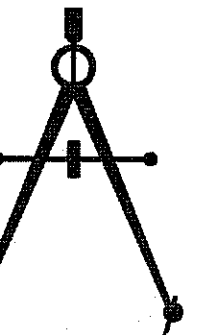
AT
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(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

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PROFILE - ROAD B
SCALE: 1"=40' HORIZONTAL
1"=8' VERTICAL

**ROADWAY B
PLAN & PROFILE**

DRAWING NO.

12 OF 16

PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

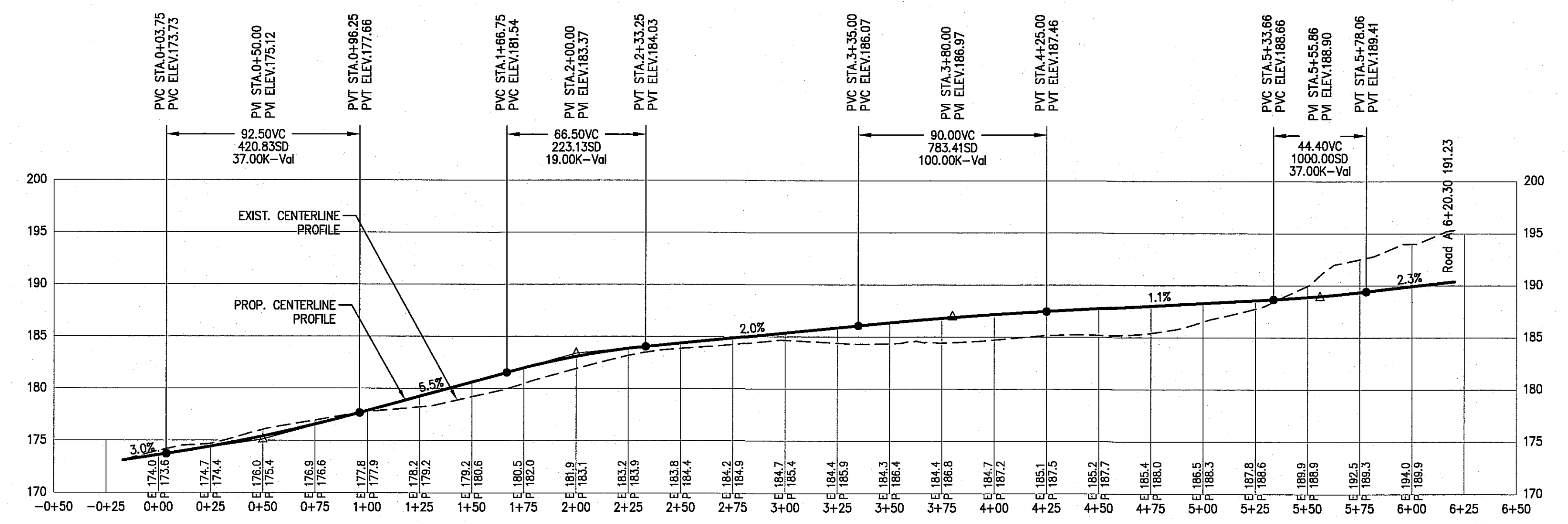
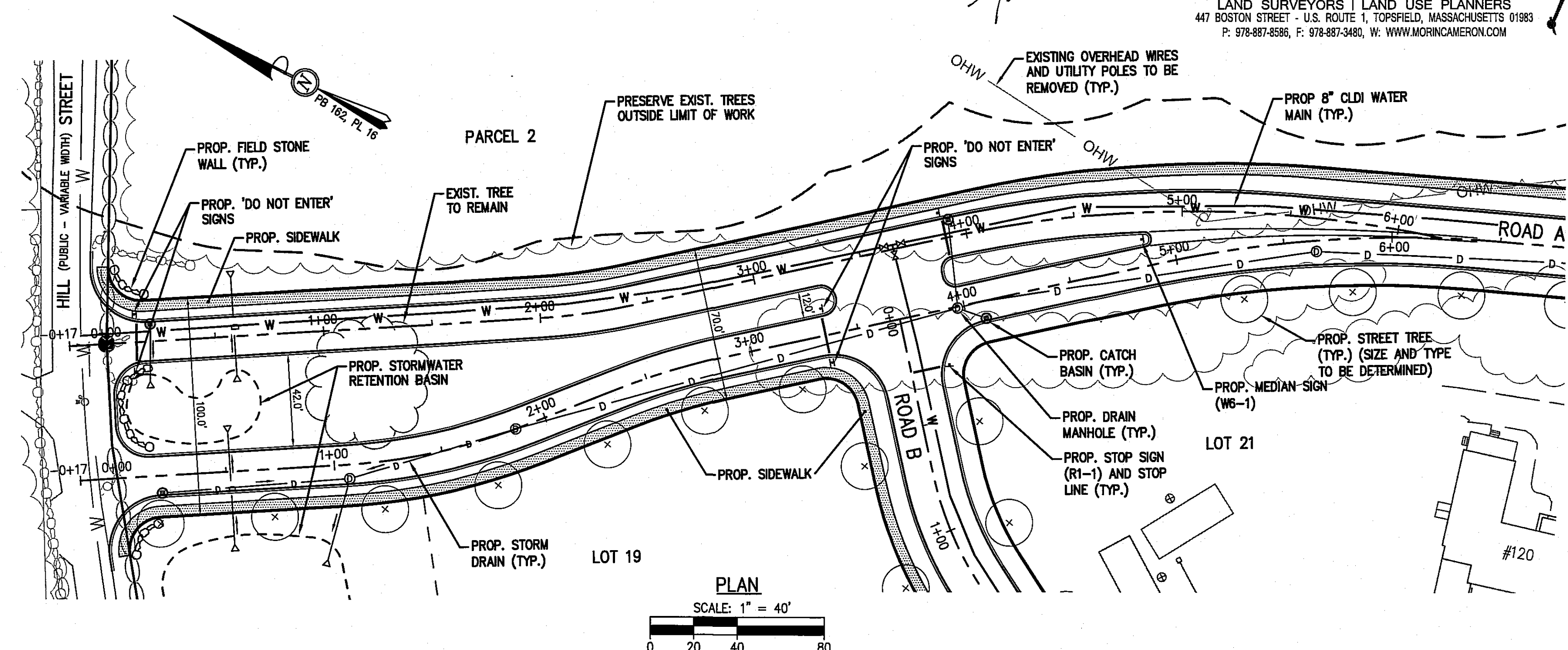
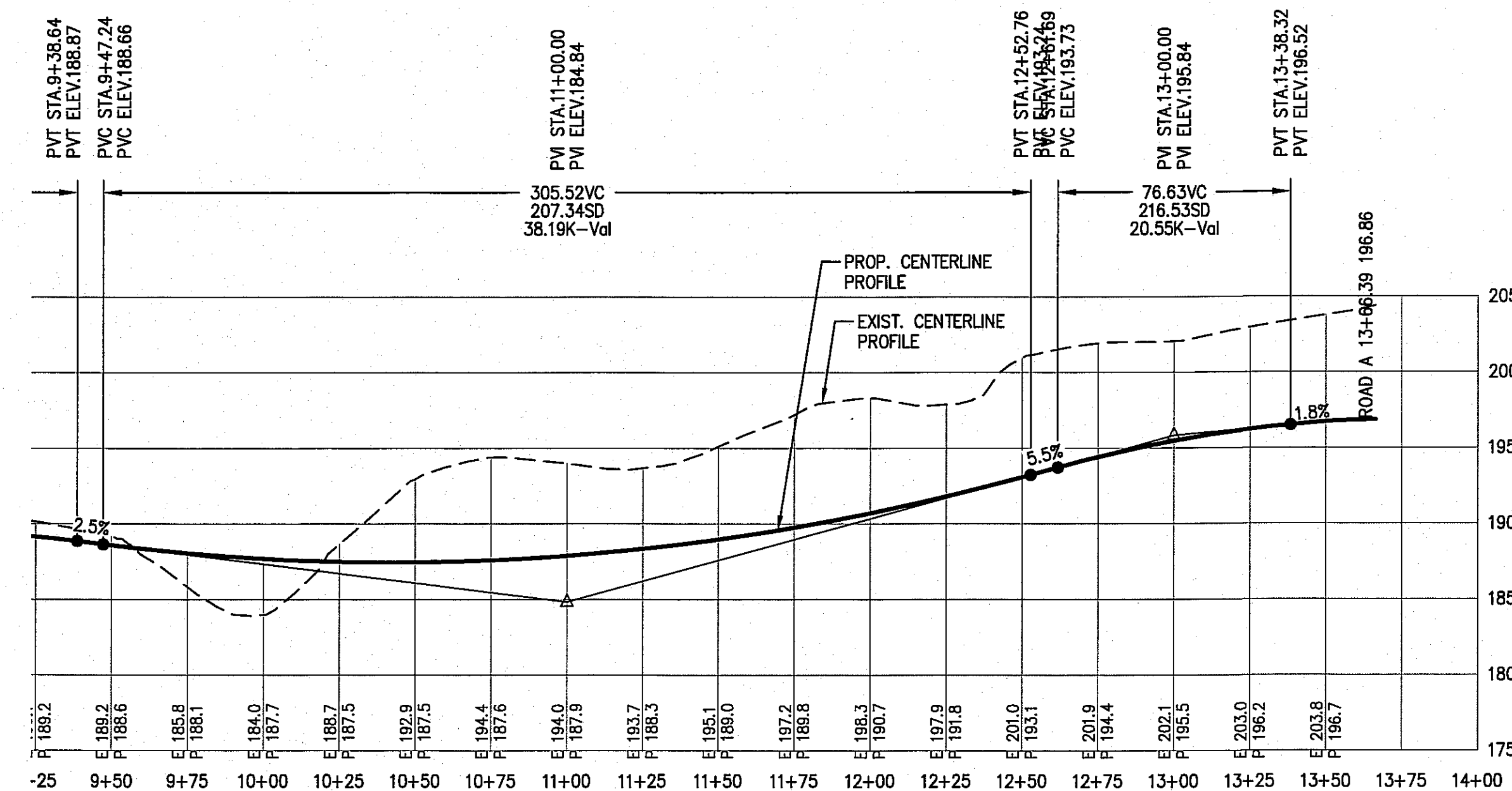
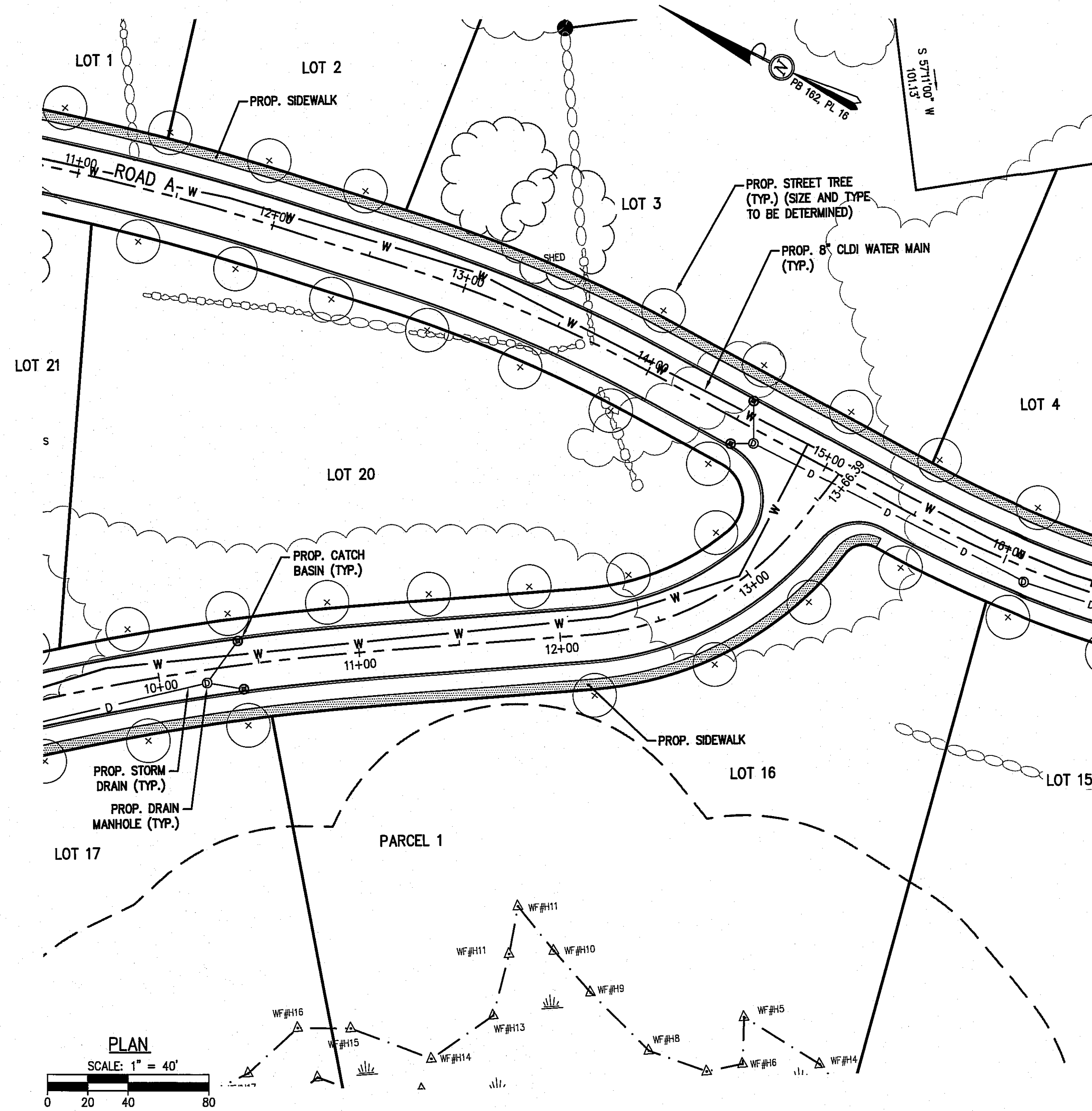
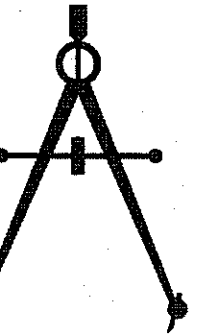
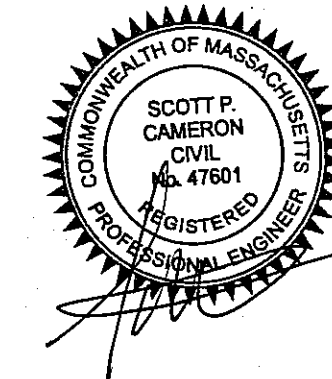
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**ROADWAY B & A1
PLAN & PROFILE**

DRAWING NO.
13 OF 16

PROJ. #3352
DRAWING: 3352 MAIN

PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

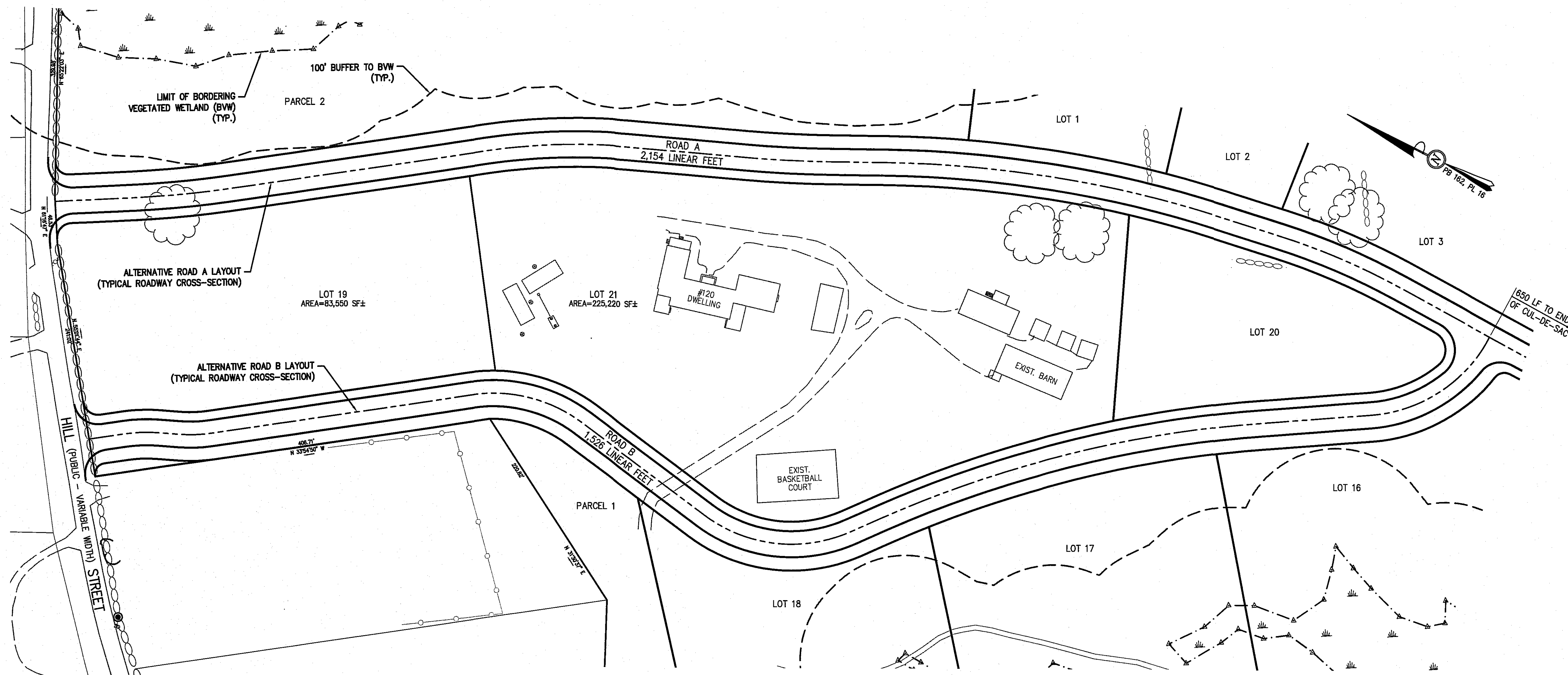
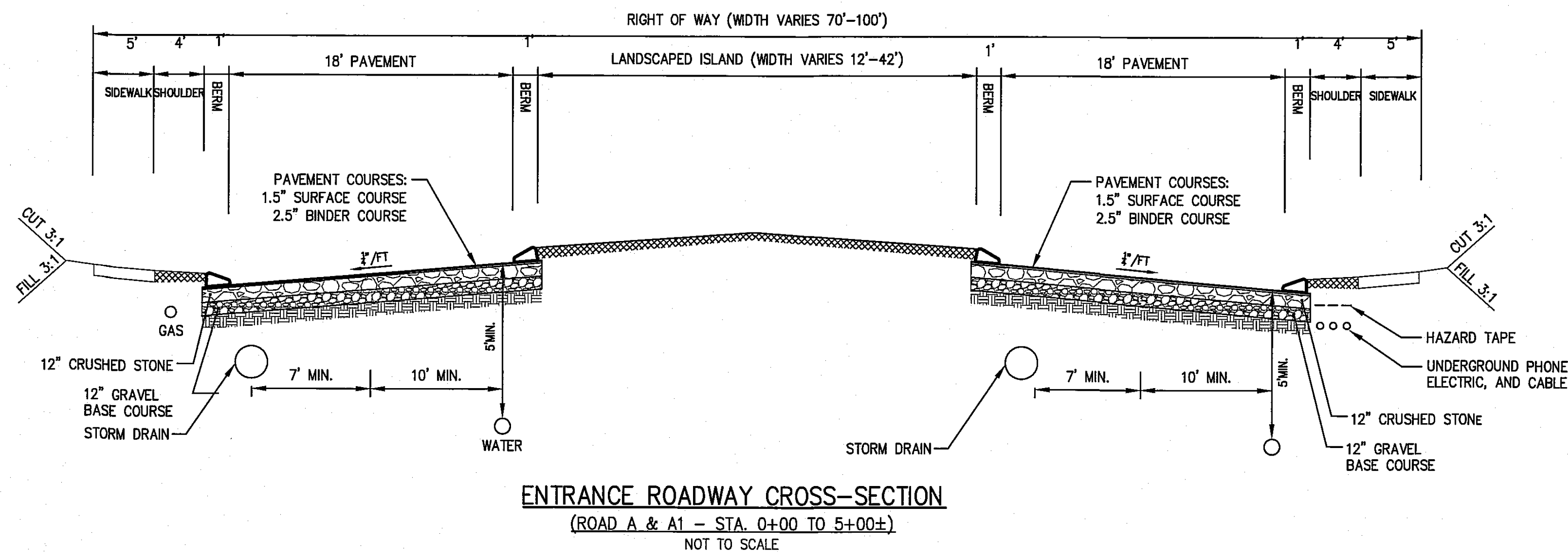
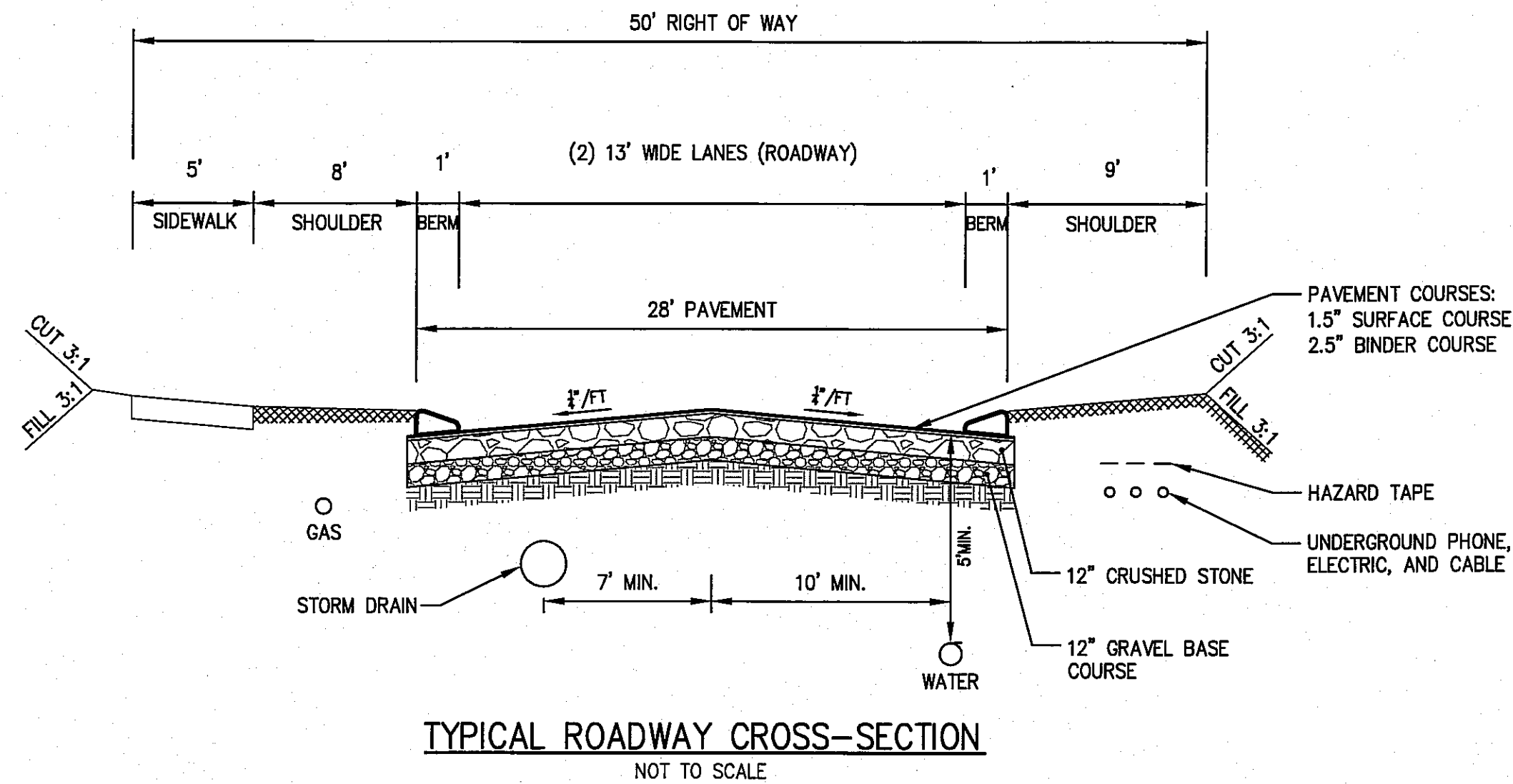
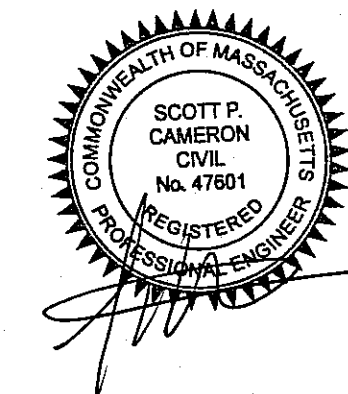
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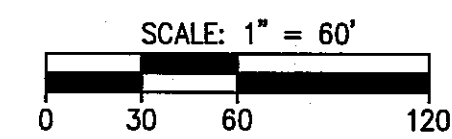
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**CROSS-SECTIONS
& ALTERNATIVE
LAYOUT**

DRAWING NO.
14 OF 16

PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

AT
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(ASSESSOR'S MAP 68, LOTS 47 & 48)
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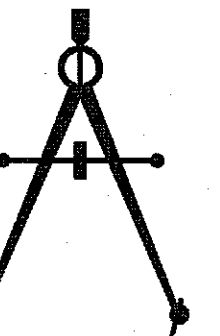
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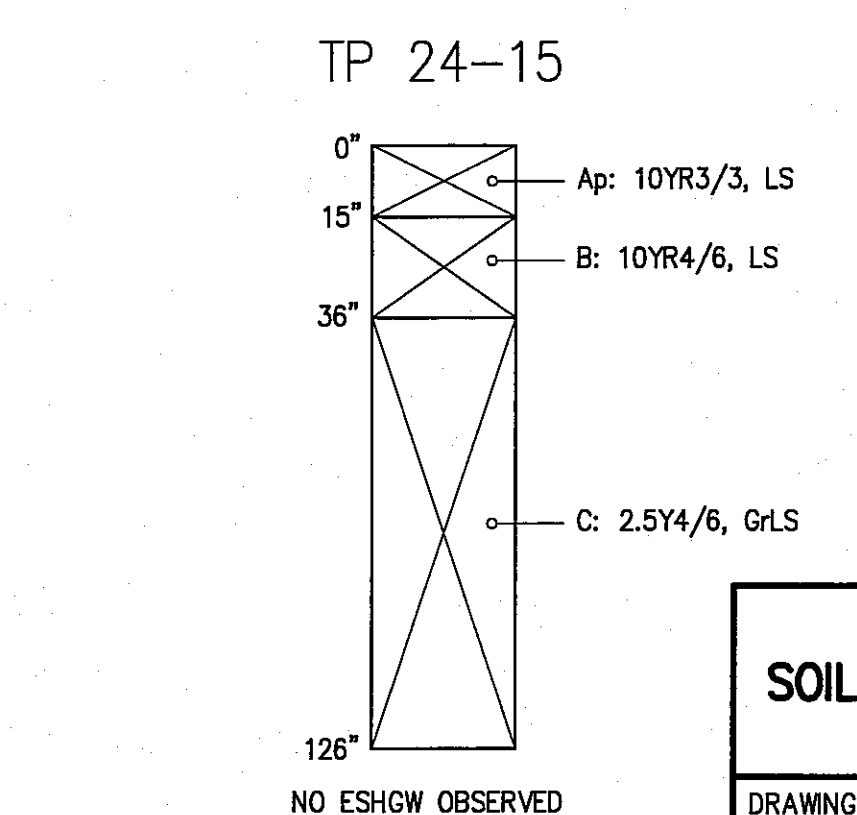
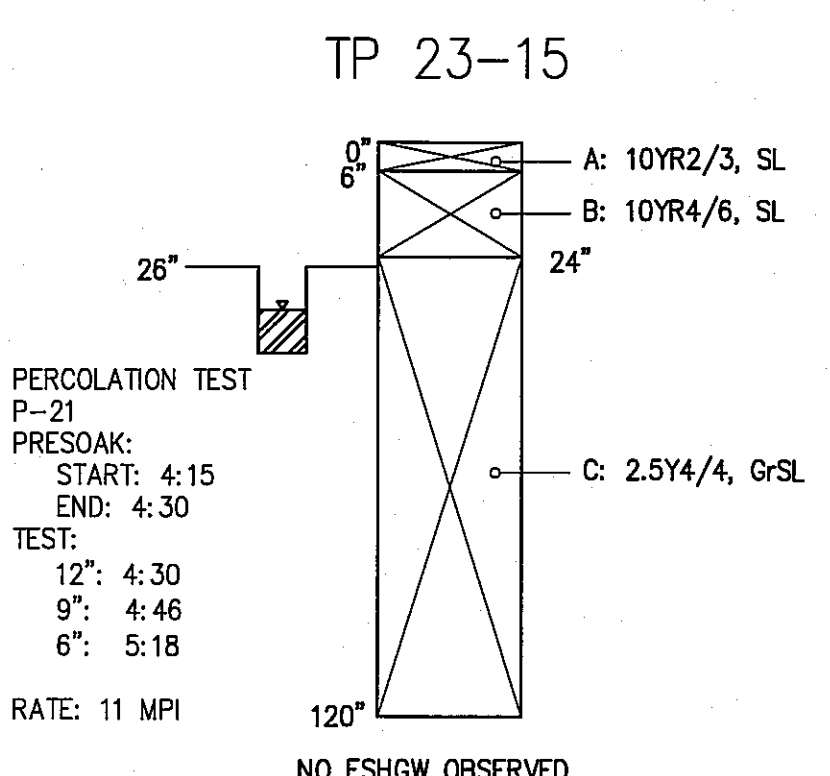
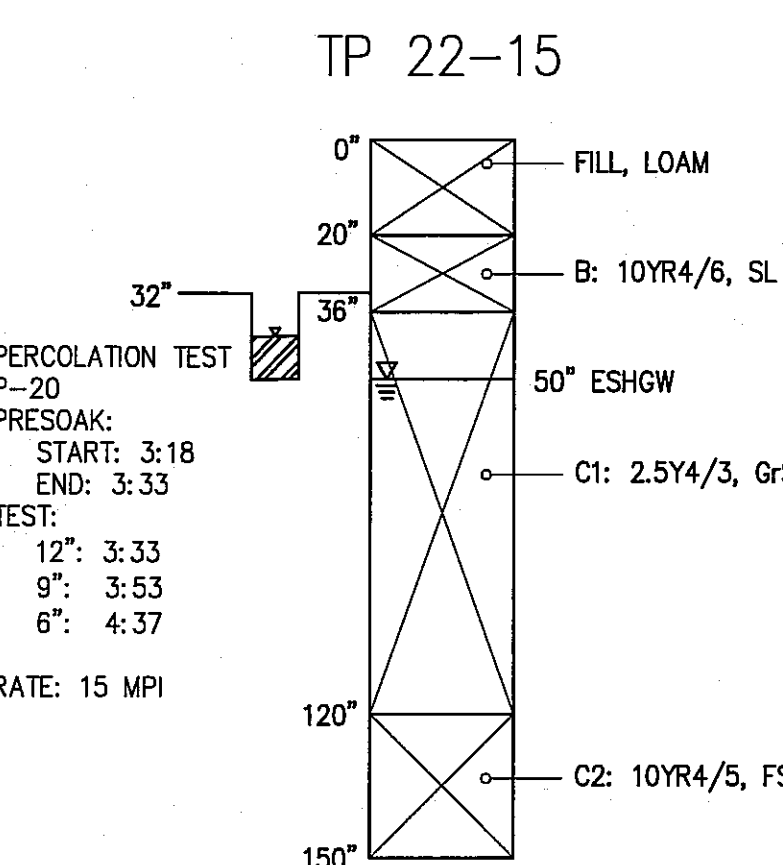
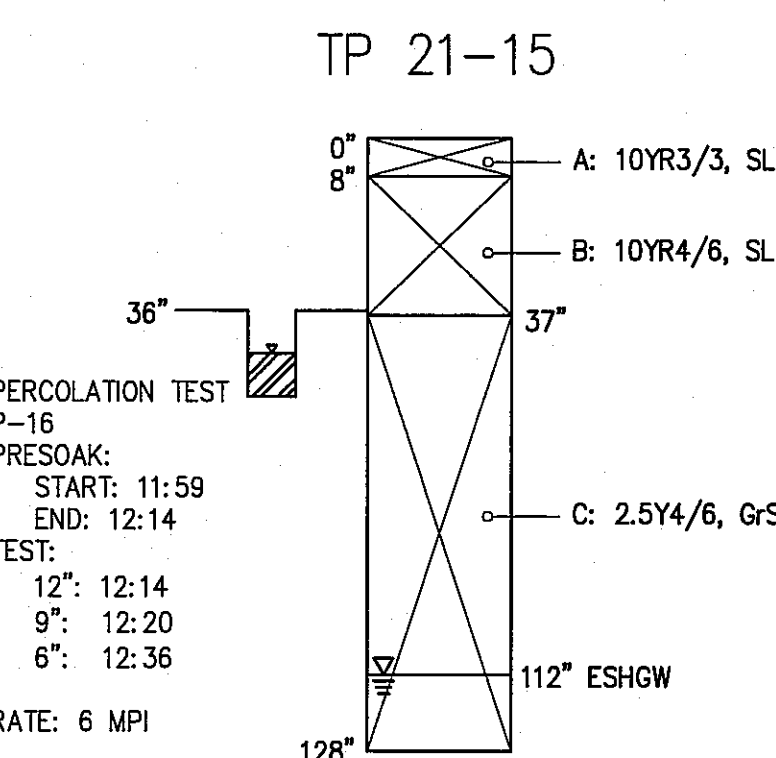
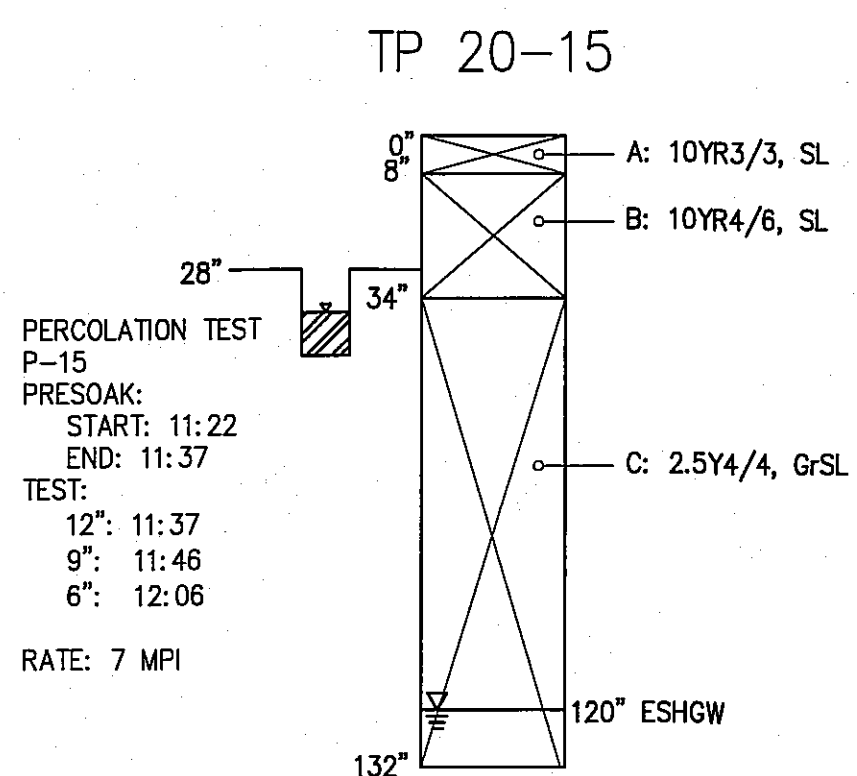
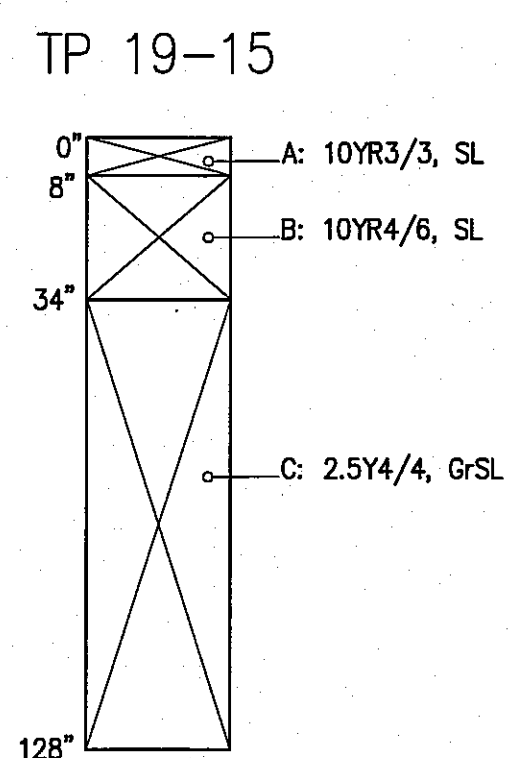
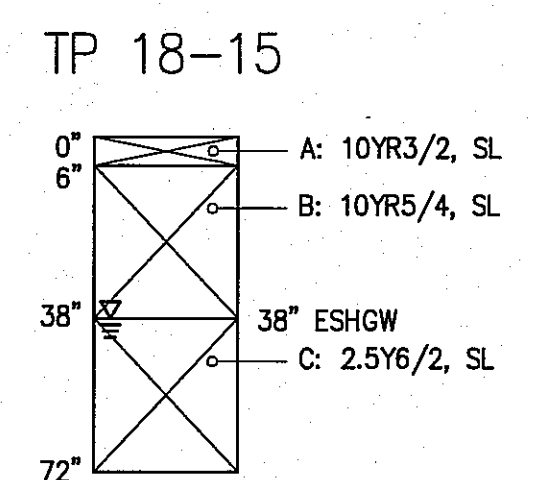
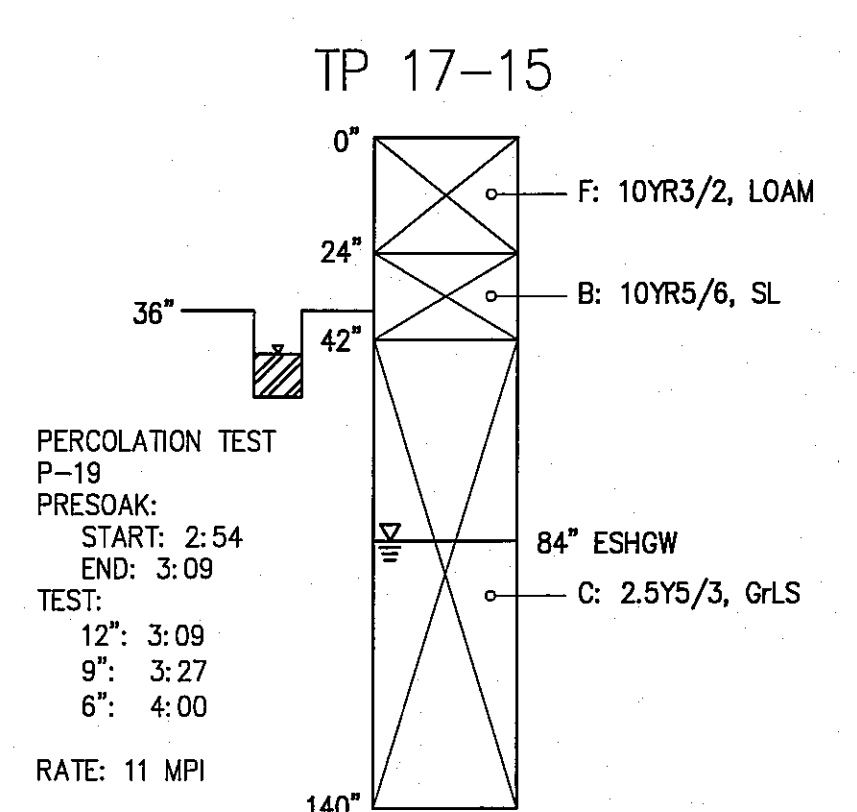
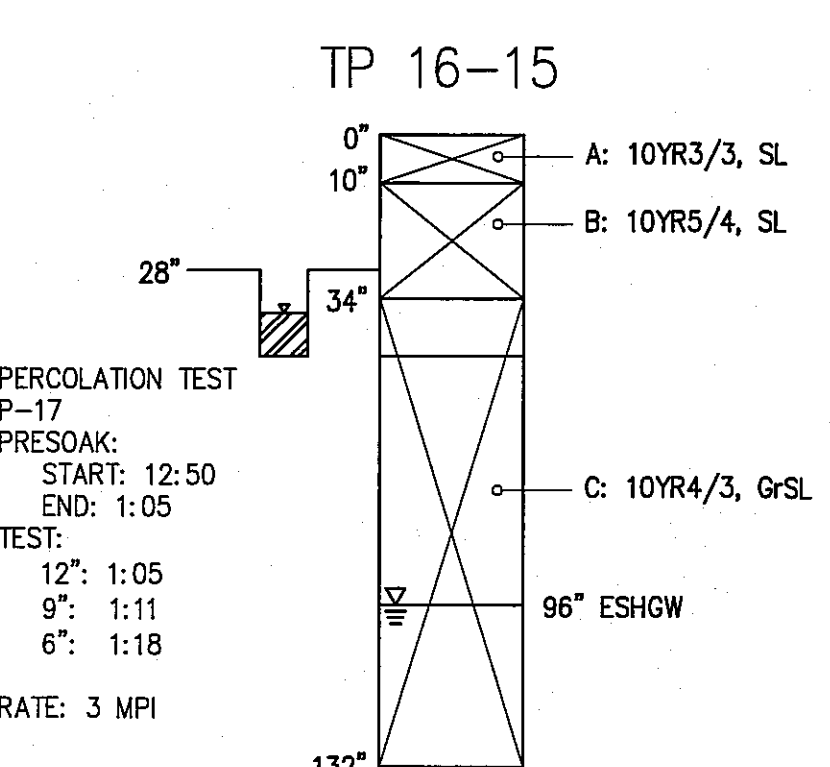
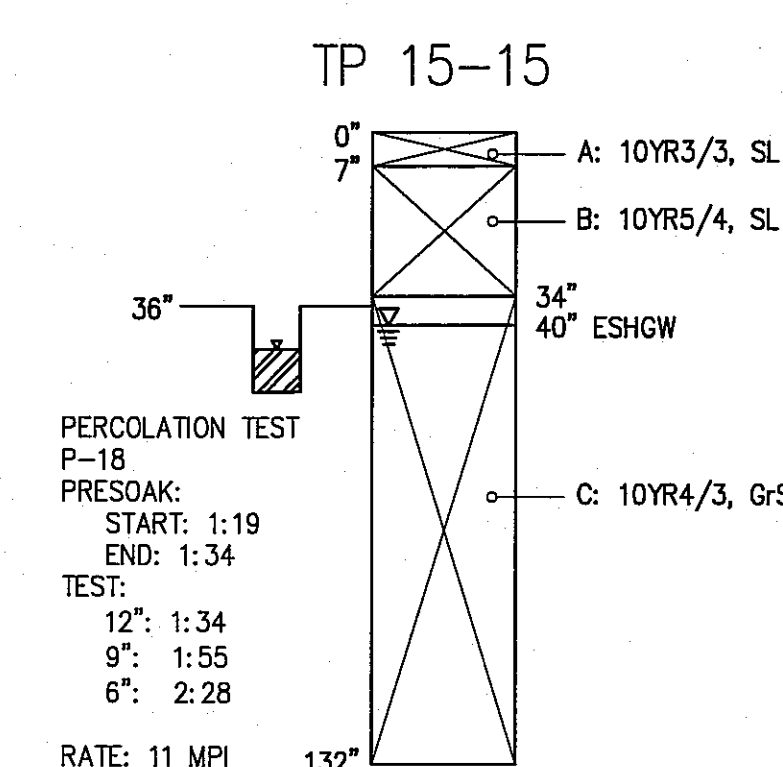
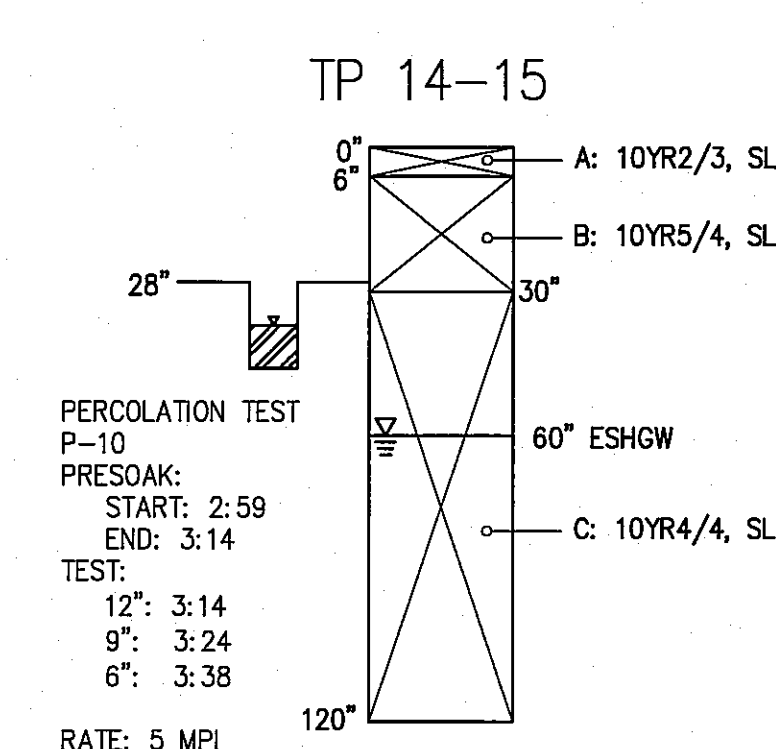
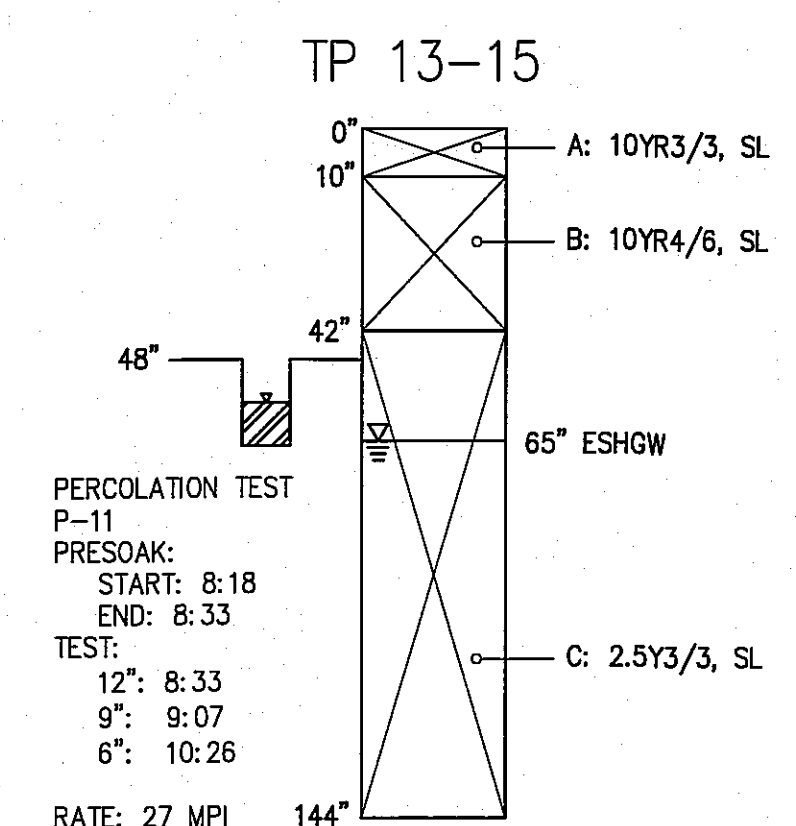
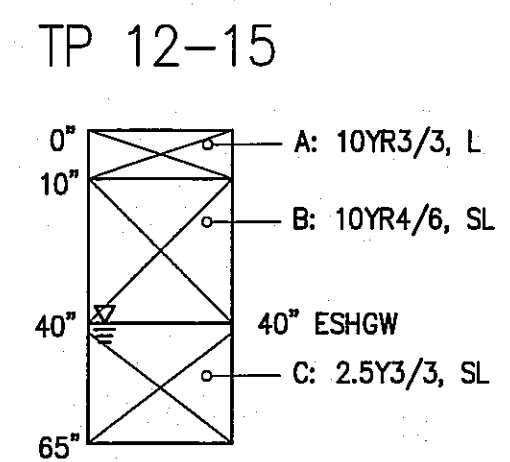
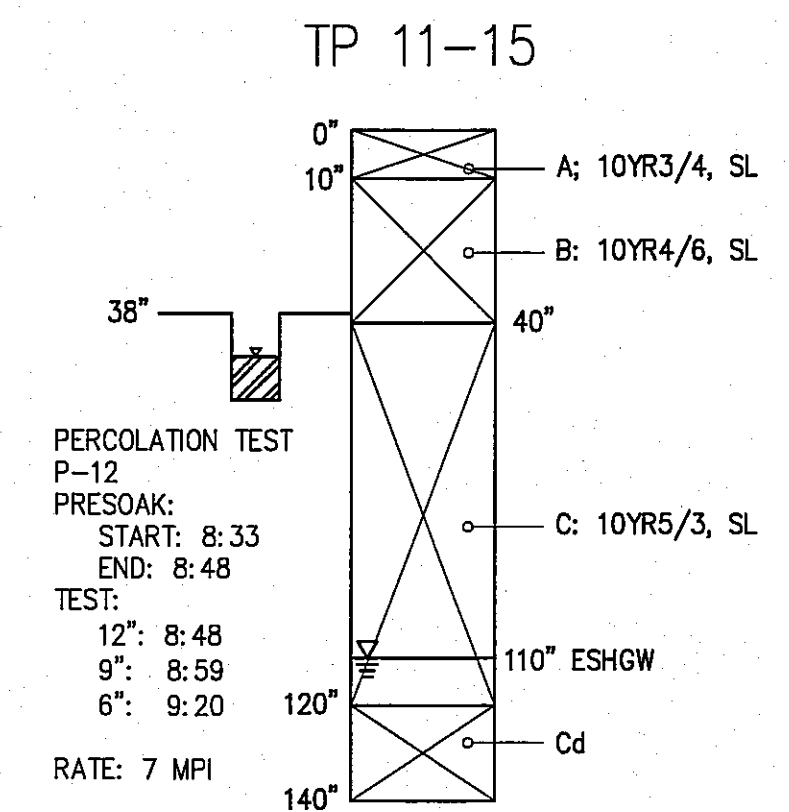
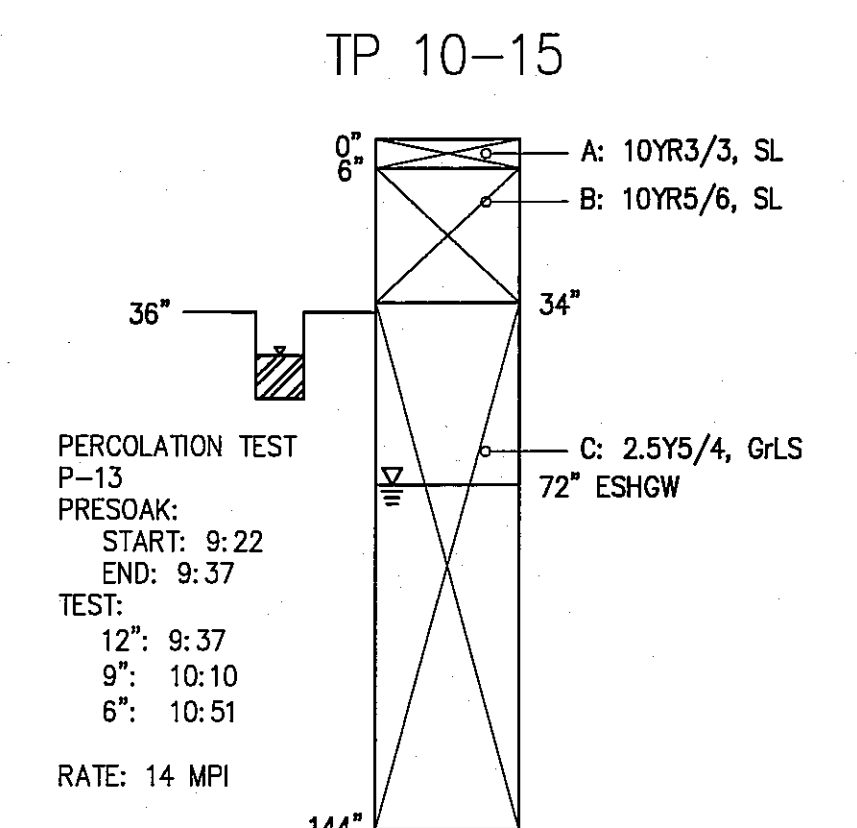
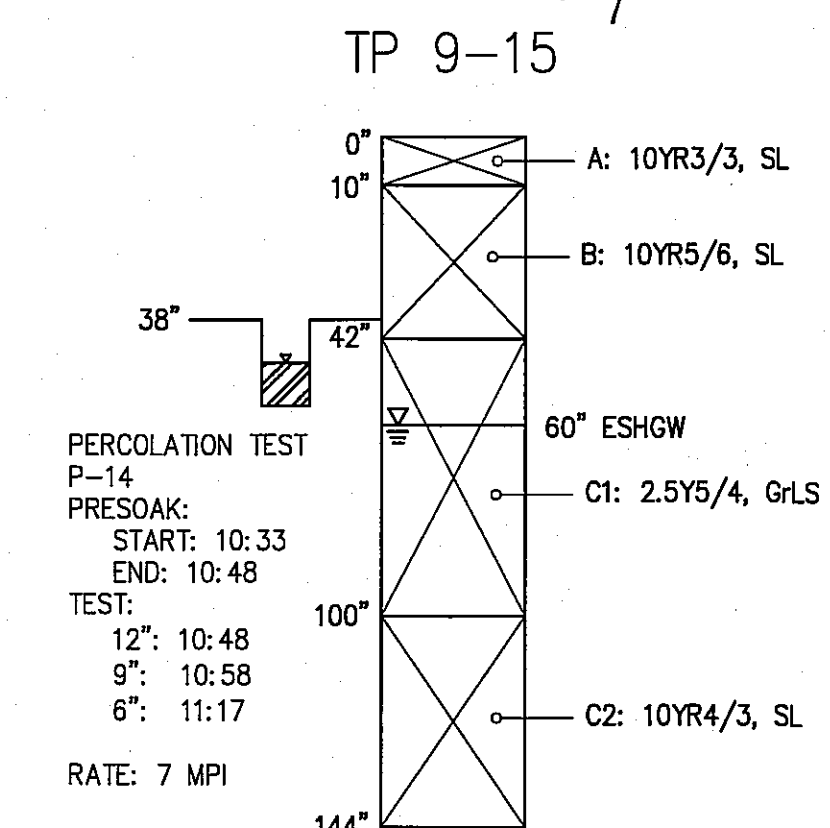
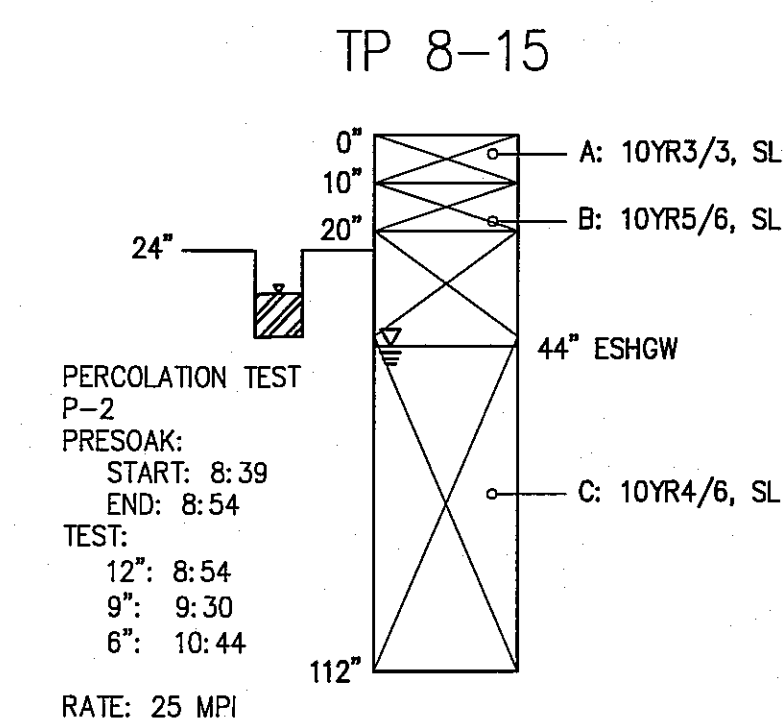
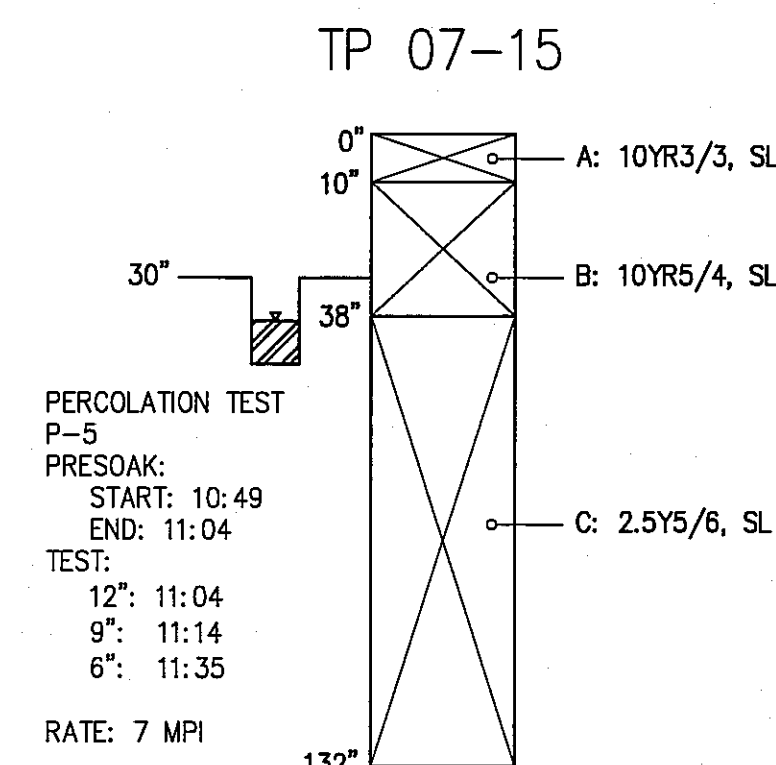
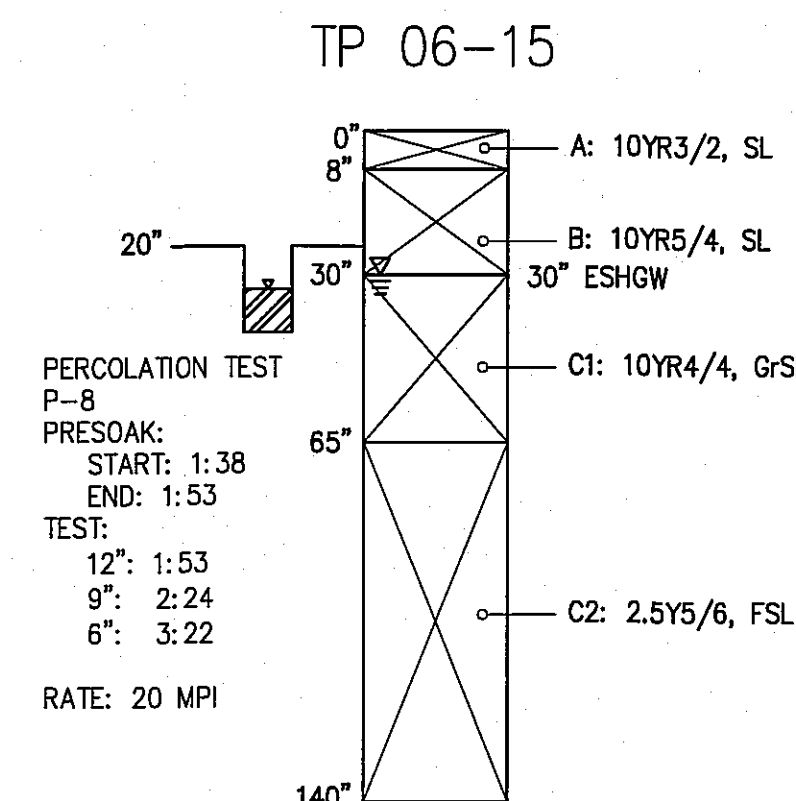
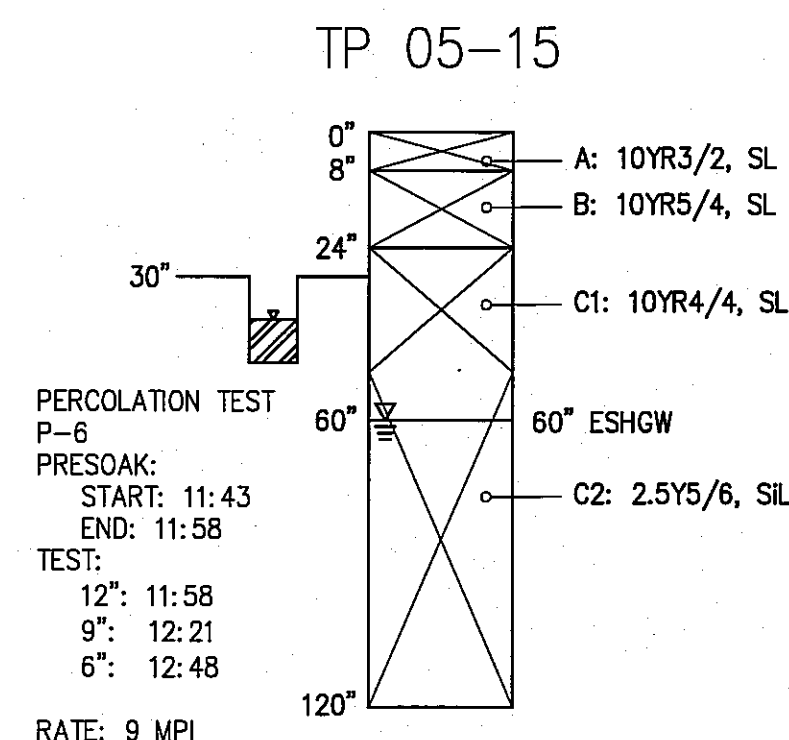
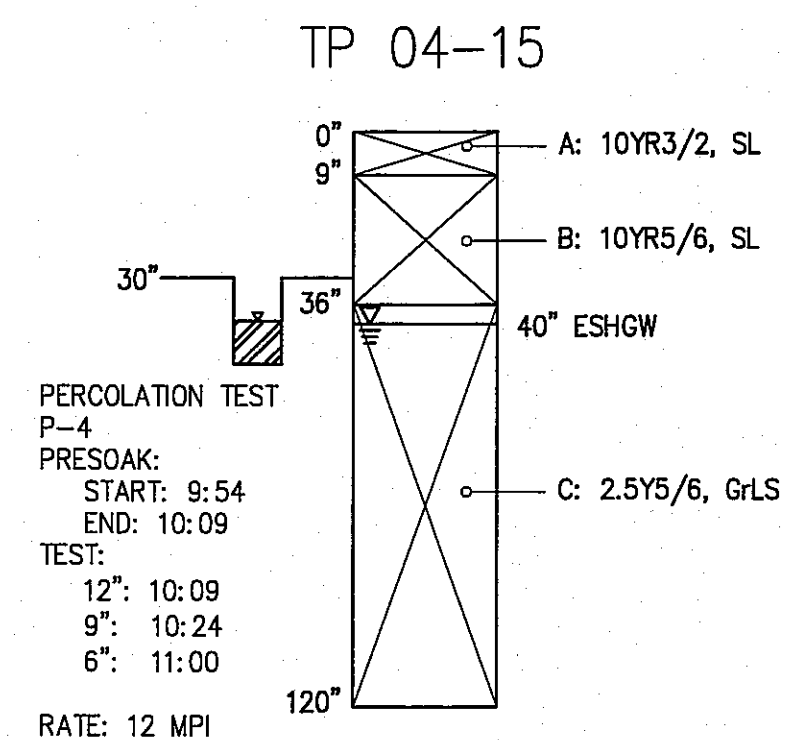
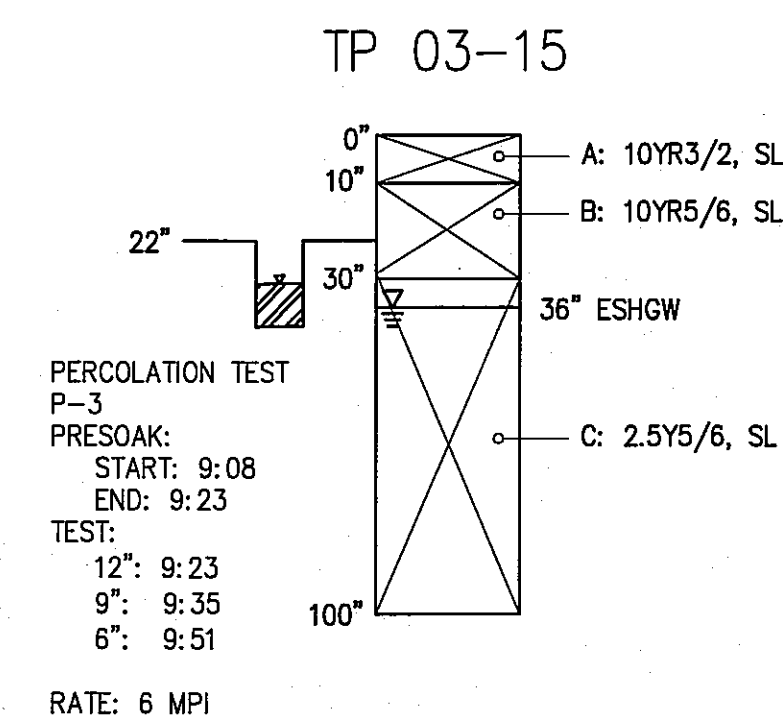
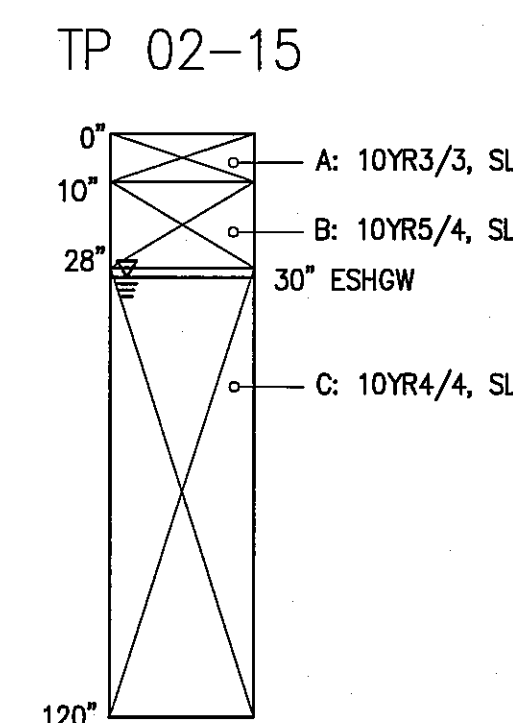
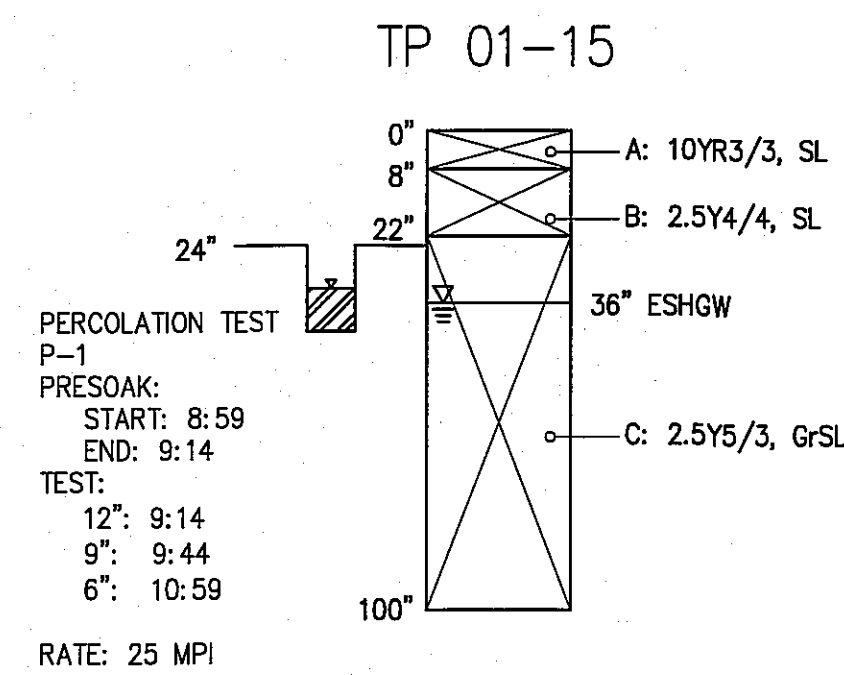
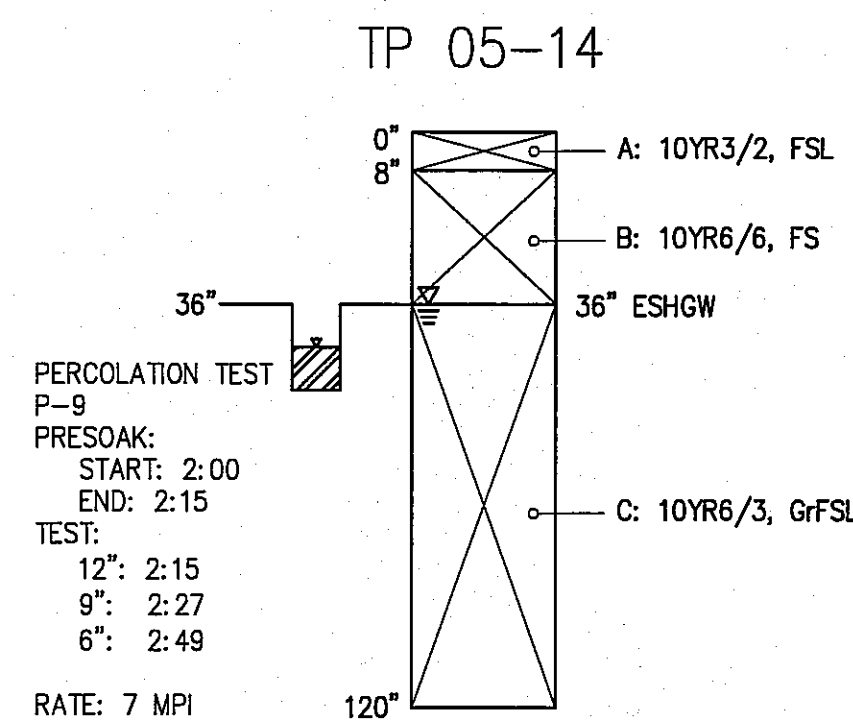
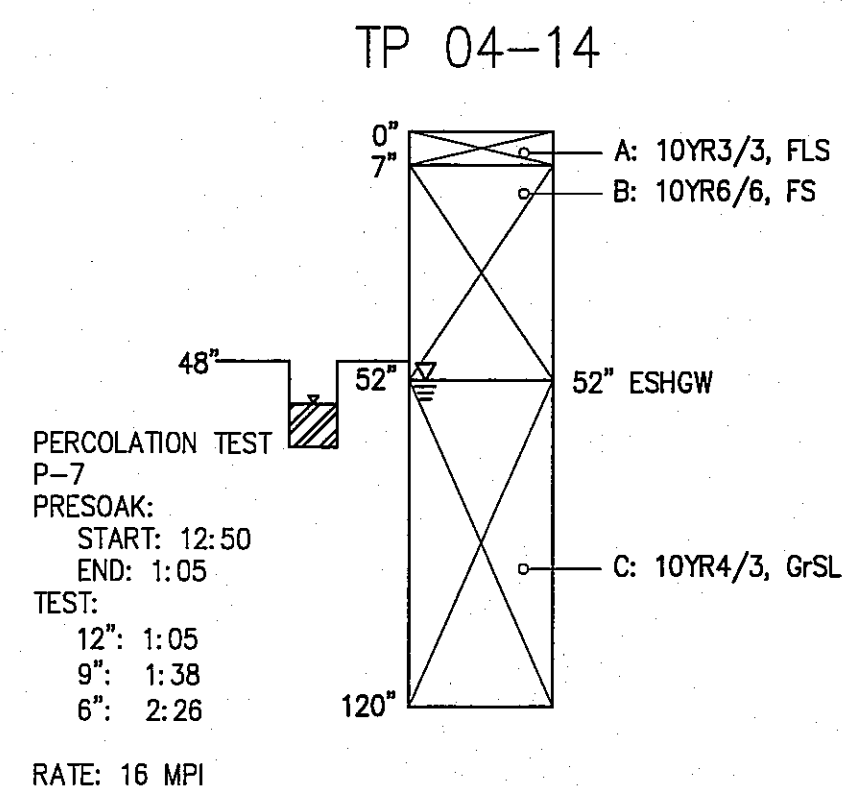
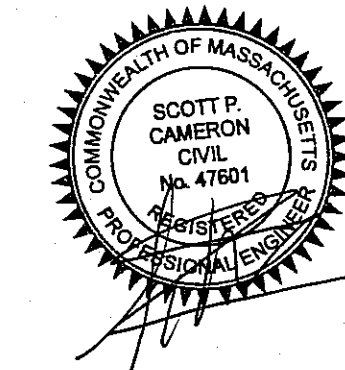


SOIL LOGS

DATE PERFORMED: JUNE 8TH & JUNE 11TH, 2015
PERFORMED BY: SCOTT P. CAMERON, SE #3024
WITNESSED BY: JOHN COULON, TOPSFIELD BOH

ABBREVIATIONS

Cd	WEATHERED BEDROCK
ESHGW	ESTIMATED SEASONAL HIGH GROUNDWATER (TABLE)
FS	FINE SAND
FSL	FINE SANDY LOAM
Gr	GRAVELLY
L	LOAM
LS	LOAMY SAND
MPI	MINUTES PER INCH
SIL	SILT LOAM
SL	SANDY LOAM
TP	TEST PIT



PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

DATE: SEPTEMBER 10, 2015

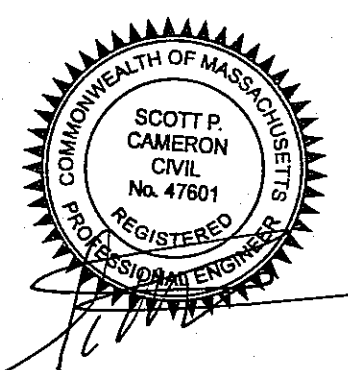
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REGULATIONS.



ZONING TABLE FOR OUTLYING RESIDENTIAL & AGRICULTURAL DISTRICT (ORA)

DESCRIPTION	REQUIREMENT
LOT AREA (LA)	87,120 SF
FRONTAGE	200 FT.
LOT DEPTH	200 FT. AVERAGE
LOT WIDTH	160 FT.
FRONT SETBACK	20 FT.
SIDE SETBACK	20 FT.
REAR SETBACK	40 FT.
MAXIMUM HEIGHT/STORIES	40 FT./2.5
MAXIMUM BUILDING AREA	15%
MINIMUM OPEN SPACE	50%
MINIMUM BUILDABLE AREA (BA)	30,000 SF

NOTE:
IRREGULAR SHAPE FACTOR (ISF): LOT AREA > 35% OF A
SQUARE LOT OF THE SAME PERIMETER.

PROJ. #3352
DRAWING: 3352 MAIN

PLAN
SCALE: 1" = 100'

CONVENTIONAL
LOTING
PROOF PLAN

DRAWING NO.
16 OF 16